

Commercial Sales * Lettings * Acquisitions

01702 342225



RETAIL/OFFICE UNIT TO LET

APPROX 500 Sq Ft (46.45 Sq M)



464 London Road Westcliff On Sea Essex SS0 9LA





Location:

Situated on the corner of London Road and Cotswold Road Westcliff, close to major retailers including Co-Op Supermarket, Dulux Decorating Centre, Paul Robinson Solicitors and the Palace Theatre. The property is on main bus routes into Southend and the surrounding areas. There is on street parking close by.

Description:

This corner retail/office unit benefits from retail/office space of approx 500 sq ft with suspended ceiling with lighting. To the rear of the property is a kitchen area with toilet.

Accommodation:

The premises have been measured on a net internal basis.

Retail/Office: 500 Sq Ft 46.45 Sq M

Kitchen Toilet

Features:

- Corner Location
- On Street Parking Close By
- Available from early May 2024
- Suit A Range Of Uses

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£8,500 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Rateable Value £7,900

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on 01702-342225.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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