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# RETAIL UNIT TO LET APPROX 435 Sq Ft (40.41 Sq M)



# 204 Woodgrange Drive Southend On Sea Essex SS1 2SJ

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# Location:

The premises are located in a busy shopping parade on the southern side of Woodgrange Drive. Local occupiers include Aldi, Post Office, Hairdressers and Tanning Shop and mix of other local retailers.

# **Description:**

This retail unit consists of a front sales area, kitchen, w.c. and storage. There is parking space to the rear of the building via a service road.

# Accommodation:

The premises have been measured on a net internal basis. Ground Floor Sales: 435 Sq Ft (40.41 Sq M) Kitchen and W.C. Storage Parking to rear

#### Features:

- On Street Parking Close By
- Parking Space to Rear
- Close to Town Centre
- On Local Bus Routes

#### Terms:

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

# Rent:

£8,950 Per Annum exclusive.

# **Business Rates:**

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

Rateable Value: £7,300

#### 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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