

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



**204 Woodgrange Drive
Southend On Sea
Essex
SS1 2SJ**

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 www.voa.gov.uk.

Rateable Value: £7,300

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The incoming 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.