

GROUND FLOOR RETAIL / OFFICE TO LET

APPROX 831 Sq Ft (77.21 Sq M)



**444 London Road
Westcliff On Sea
Essex
SS0 9LA**

Location:

The property is positioned on a busy prominent corner of the London Road (A13) and Elderton Road Westcliff on Sea. The property is close to the Palace Theatre and opposite the Co-Op Supermarket with an array of independent traders close by.

Description:

This former bank provides ground floor retail/office space arranged as various sized rooms with kitchen and toilet to rear. Supplementary storage is available in the basement which contain a bank vault. Benefits include gas central heating (not tested) and off street parking space to the rear.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor: 540 Sq Ft 50.17 Sq M

Basement: 291 Sq Ft 27.04 Sq M

Total Area: 831 Sq Ft (77.21 Sq M)

Features:

- Prominent Corner Location
- Various Sized Offices
- Basement with Bank Vault
- Off Street Parking

Terms:

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

Rent:

£8,000 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 £8,900.

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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Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | F: 01702 435004 | E: commercial@sorrellproperty.co.uk