

OFFICE/SHOP UNIT TO LET

APPROX 554 Sq Ft (51.47 Sq M)



**293 Eastwood Road North
Leigh On Sea
Essex
SS9 4LT**

Location:

The property is situated close by to Eastwood Road North Shopping Parade in Eastwood Road North which runs from the London bound A127 to Belfairs Park. There is on street parking close by with a good network of bus routes.

Description:

These shop/office premises are presented with a modern shop front with the main retail area carpeted with suspended ceiling, stripped lighting, air conditioning unit, telephone trunking and power points. There is also a kitchenette with a small storage area to the side, W.C. Rear door leading to yard area with a garage to rear for further storage. To the front of the property is a forecourt which provides one parking space.

Accommodation:

The premises have been measured on a net internal basis.

Retail/Office Area: 512 Sq Ft 46.70 Sq M

Kitchenette/Storage Area: 42 Sq Ft 3.90 Sq M

Garage to rear.

Parking to forecourt.

Total Area: 554 Sq Ft (51.47 Sq M)

Features:

- Parking to Forecourt
- Kitchenette
- W.C.

Terms:

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

Rent:

£7,500 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 £5,700

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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