

SOUTHEND-ON-SEA



TO LET

26-28

West Street

Southend-on-Sea

SS2 6HJ

RETAIL

506 SQ. FT. (47 SQ. M.)



GROUND FLOOR RETAIL UNIT



CLOSE TO VICTORIA AVENUE



MAIN ROAD LOCATION



NEW LEASE AVAILIABLE



RENT ONLY £7,140 PER ANNUM
EXCLUSIVE



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated on the busy West Street in the City of Southend on Sea, a short distance from Victoria Avenue, Victoria Station and Prittlewell Station. It has road links to the A127 and is less than 1 mile from Southend High Street. The ground floor is a retail unit but has been used for the past 10 years as a 2 bedroom flat. There is a ground floor flat to the rear and two further flats on the first floor which all have their own access.

Two of the flats have approx. 63 years remaining on their lease and they both pay £75 per annum in ground rent. The other has approx.

199 years remaining with a peppercorn ground rent. To the rear is a shared garden.



ACCOMODATION

	SQ.FT.	SQ.M.
Floor Area	506	47

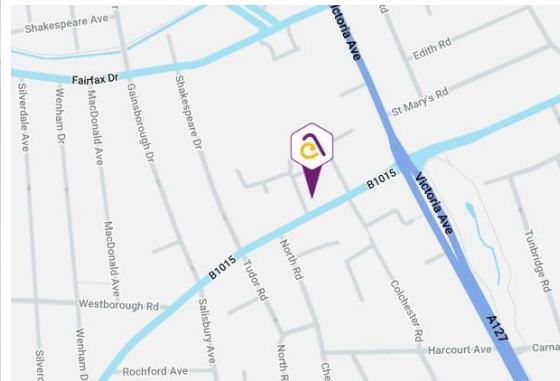
TOTAL	506	47
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TERMS

Available by way of a new full repairing and insuring lease, for a term to be agreed

EPC

Awaiting EPC



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors.

None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make

or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 318017

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in this transaction.

TENURE

Leasehold

RENT

£7,140 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
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