






WESTCLIFF-ON-SEA



TO LET

215 London Road
Westcliff-on-Sea
Southend
Essex
SS0 7BP

RETAIL
756 SQ. FT. (70.3 SQ. M.)

-  Established 25 Years
-  Huge scope to improve turnover
-  Fully Fitted
-  Studio flat on the first floor
-  Retirement sale



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Introducing a long-established Chinese takeaway situated on the main London road in Westcliff on Sea. This fully fitted establishment boasts a council lease, ensuring a secure and reliable business opportunity. The premises have been thoughtfully designed and equipped to cater to the needs of a thriving takeaway business. The interior is spacious and well-lit, providing a comfortable and welcoming atmosphere for customers. The kitchen is fully fitted with all the necessary equipment to prepare and cook delicious Chinese cuisine.

This is an excellent opportunity for an entrepreneur looking to invest in a well-established and profitable business in a prime location, the property also has a studio flat on the first floor. Don't miss out on this chance to own a successful Chinese takeaway in the heart of Westcliff on Sea.



ACCOMMODATION

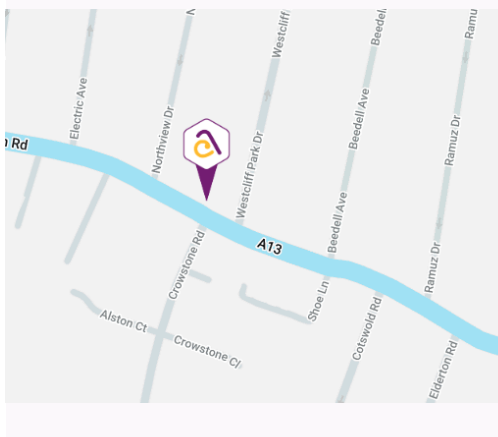
| | sq. ft. | sq. m. |
|--------------|---------|--------|
| Retail space | 419 | 38.9 |
| First Floor | 337 | 31.4 |
| Total Area | 756 | 70.3 |

EPC

Awaiting EPC

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.



BUSINESS RATES

| Rateable Value | UBR | Rates Payable |
|----------------|-------|---------------|
| £5,800 | 49.9p | £2,894.20 |

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000

TENURE

Leasehold

3 Years unexpired extraction on the lease at £8,750

PRICE

Rent Only £8,750 per annum

The Vendor is looking for a premium of £10,000

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

Misrepresentation Act 1967

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