

SOUTHEND-ON-SEA



TO LET

112-114 London Road
London Road,
Southend-on-Sea
Essex,
SS1 1PQ

OFFICE/RETAIL SHOP
3,631 SQ.FT. (337.1 SQ.M.)

-  Highly visible location
-  Double front
-  Heavy footfall and vehicular traffic
-  New Lease available
-  Rent only £35,000



Ayers & Cruiks
COMMERCIAL

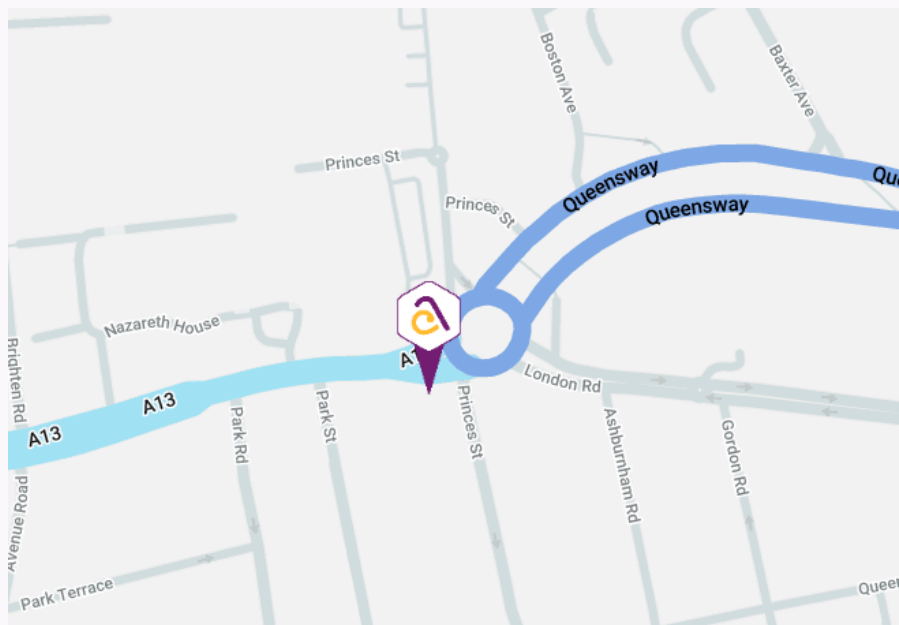
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This property boasts close proximity to Southend High Street, providing convenient access to its amenities, the mainline railway station, and various services.

Featuring modern double-glazed shopfronts equipped with electric roller shutters, the premises are thoughtfully designed. Internally, two individual shops have been seamlessly combined into a unified space, complemented by ancillary first-floor offices. Presently housing a hairdressing academy, the property holds great potential for conversion into either offices or a retail showroom. The versatile layout and contemporary features make it an appealing prospect for businesses seeking a prime location with adaptable spaces.



ACCOMODATION

Ground Floor	2,184 sq. ft. (202.9 sq. m.)
First Floor	1,447 sq. ft. (134.4 sq. m.)
Total	3,631 sq. ft. (337.3 sq. m.)

TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

EPC

Awaiting EPC

BUSINESS RATES 2023

Interested parties are advised to contact Southend Council on 01702 215000

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£35,000 per annum exclusive, plus VAT if applicable.

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

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.

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



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