






WESTCLIFF-ON-SEA



TO LET

797 London Road
Westcliff-on-Sea
Essex
SS0 9SY

OFFICE
460 SQ. FT. (42.7 SQ. M.)

-  CORNER POSITION
-  HIGH PEDESTRIAN & VEHICULAR TRAFFIC
-  CLOSE TO AMENITIES
-  NEW LEASE AVAILABLE
-  RENT ONLY £8,500 PER ANNUM EXCLUSIVE



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated prominently at a corner on the northern side of London Road, this property comprises a versatile open plan office space with a suspended ceiling and down lights, the property also comprises of wood laminate flooring , complete with a kitchen area and WC. Furthermore, it has a return frontage, enhancing its visibility and accessibility from multiple directions.



ACCOMMODATION

Total Approx Area

460 sq. ft. (42.7 sq. m.)

TENURE

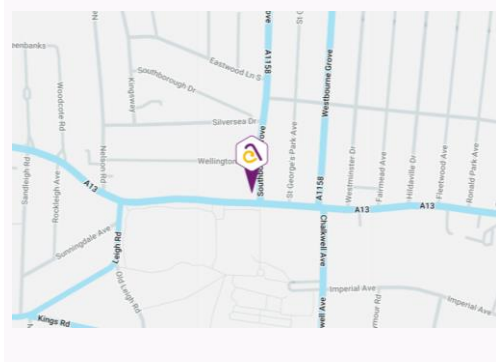
Leasehold

TERMS

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

RENT

Rent £8,500 Per Annum Exclusive, Plus VAT if applicable



BUSINESS RATES

Ratable Value	UBR	Rates Payable
£5,300	49.9	£2,644.7

Interested parties are advised to confirm the rating liability with Southend-On-Sea on 01702 215000.

LEGAL COSTS

Ingoing tenant is responsible for their own legal costs occurred.

EPC

Rating: D - 99

VIEWING

Strictly by prior appointment via vendors appointed agent Ayers & Cruiks.

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.



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