

SOUTHEND-ON-SEA



TO LET

144 - 146

London Road

Southend

SS1 1PH

OFFICE

1,569 SQ. FT. (146 SQ. M.)



Office / Retail Suite



Main Road Position



Off Road Parking to the Rear



Close To Amenities



Rent First Year £20,000
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

A retail/office unit is located just off the main A13 London Road in Southend-On-Sea, a brief distance from Southend High Street and Southend Victoria Train Station, with convenient access to the A127.

The premises consist of open retail space, along with a Kitchenette and WC.

* The landlord has reduced the rent to £20,000 for the first year; thereafter, the rent is to increase to £25,000 Per Annum



ACCOMODATION

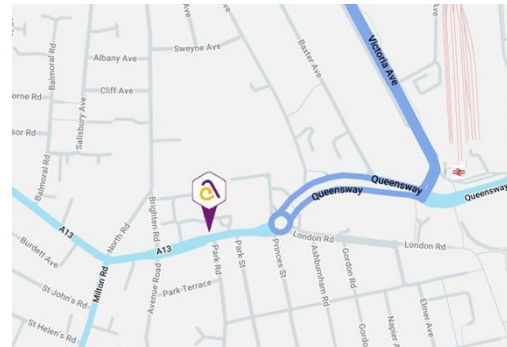
	SQ. FT.	SQ. M.
TOTAL	1,569	146

TERMS

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

EPC

B 49



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 Southend City Council on 01702 215000

LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£25,000 per annum exclusive

VAT

VAT Is Not Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruik

FLOOR PLAN

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
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