

WESTCLIFF ON SEA



TO LET

700C
London Road
Westcliff on Sea
SS0 9HQ

RETAIL
861 SQ. FT. (80 SQ. M.)



PROMINENT LOCATION



RETURN GLAZED SHOP FRONT



OPPOSITE CHALKWELL PARK



NEW LEASE.



£20,000 PER ANNUM EXCLUSIVE



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Prominent position retail unit located on the South Side of the London Road (A13) at the junction with Chalkwell Avenue opposite Chalkwell Park. It is about one and a half miles to the west of Central Southend.

The unit is part of a development with luxury residential apartments above. The premises comprise an open plan layout with kitchenette and two separate W.C and return glazed shop front. .



ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	861	80

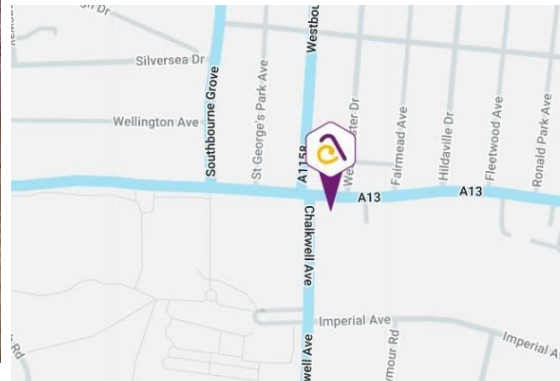
TOTAL	861	80
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TERMS

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

EPC

B



BUSINESS RATES

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

LEGAL COSTS

Ingoing tenants is responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

£20,000 per annum exclusive

VAT

Plus VAT

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruik

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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