

SOUTHEND-ON-SEA



TO LET

112-114
Southchurch Road
Southend-on-Sea
SS1 2LX

RETAIL
565 SQ. FT. (52 SQ. M.)



Prominent Corner Position



Prime Position In Southchurch Road



Allocated Parking To The Rear



Close to Local Amenities



Rent Only £11,300 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

A retail or office unit is located at the intersection of Southchurch Road, in close proximity to Southend High Street and the Victoria Plaza Shopping Centre. Nearby establishments include Metro Bank, Subway, Slug & Lettuce, Specsavers, and Ladbrokes. Additionally, it's conveniently situated near Southend Victoria station and Southend's bus depot.

The retail or office space, includes a predominantly open-plan layout with its own restroom facilities in both shops. There are designated parking spaces at the back of the building.



ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	565	52

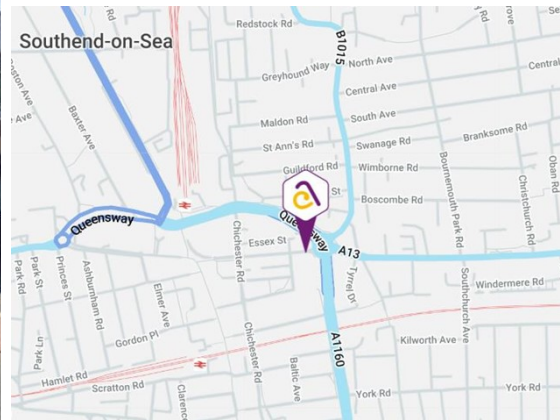
TOTAL	565	52
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TERMS

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

EPC

C



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.

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

£11,300 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruik



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
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