

# WESTCLIFF-ON-SEA



# FOR SALE

Shop 1 Socata House,  
549-551 London Road,  
Westcliff-on-Sea,  
Essex SS0 9LJ

**SHOP/OFFICE**  
**547 SQ. FT. ( 50.8 SQ. M.)**

-  **PROMINENT SHOP/OFFICE**
-  **2 PARKING SPACES TO REAR**
-  **AIR CONDITIONING & CAT II LIGHTING**
-  **LONG LEASEHOLD**
-  **OFFERS IN EXCESS £100,000 plus VAT**



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

The property is situated on the northern side of the London Road (A13) approx 1 mile west of Southend Town Centre and 1 mile East of Leigh on Sea. The property is situated on a busy stretch of the London Road surrounded by many offices and retail units including Sainsbury's on the opposite side of the road.

The property comprises of an open plan ground floor office/retail premises with kitchenette and W.C. The property benefits from a glazed frontage in excess of 27ft, Air conditioning (not tested) dado trunking, carpet tiles and 2 allocated off street parking spaces.

We are advised there is approximately 115 years left on the lease.

## ACCOMMODATION

Total approx. area 547 sq. ft. (50.8 sq.m.)

## EPC

EPC rating of C-73

Certificate available upon request

## LEGAL COSTS

Ingoing tenant to be responsible for the landlord's reasonable legal costs

## BUSINESS RATES

Rateable Value	UBR	Rates Payable
£7,600	49.9p	£3,792.4pa

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

## TENURE

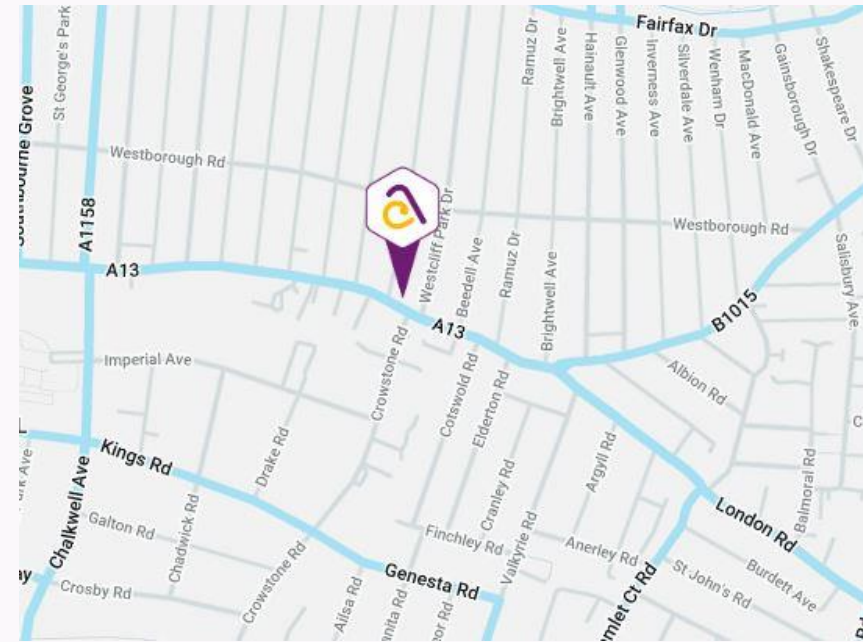
Long Leasehold

## PRICE

Offers in excess of £100,000 plus Vat

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



### Misrepresentation Act 1967

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**Ayers & Cruiks**  
COMMERCIAL

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## CHELMSFORD OFFICE

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