

# WESTCLIFF-ON-SEA

# TO LET



543-545

London Road  
Westcliff-on-Sea  
SS0 9LJ

**RETAIL**  
635 SQ. FT. (59 SQ. M.)



Prominent Shop / Office



2 parking spaces to rear



Air conditioning



Kitchenette & WC



Rent Only £9,000 Per Annum  
Exclusive



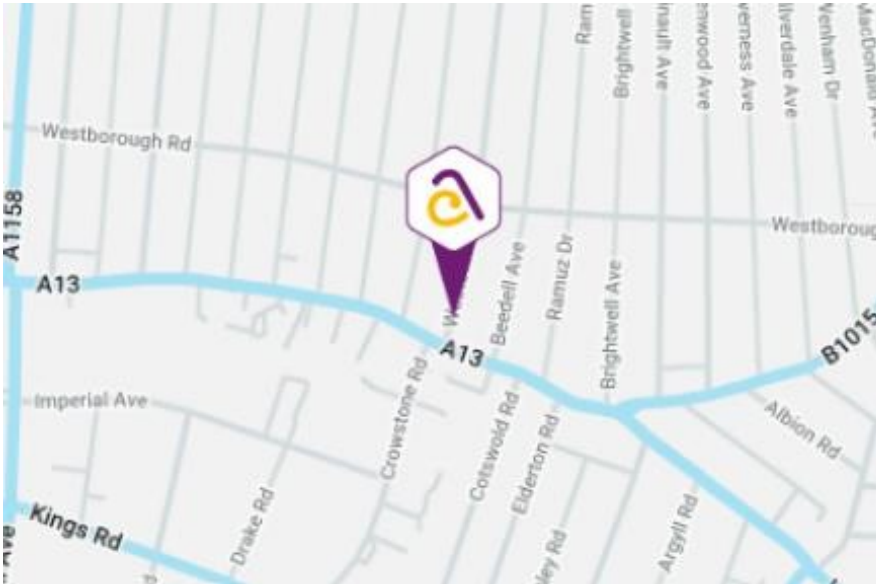
**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

The property comprises of an open plan ground floor office/retail premises with kitchenette and W.C. The property benefits from a glazed frontage with shutters to doors, Air conditioning (not tested), glass partitioned office. 2 allocated off street parking spaces.



## ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	635	59

<b>TOTAL</b>	<b>635</b>	<b>59</b>
--------------	------------	-----------

## TERMS

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

## EPC

Awaiting EPC

## BUSINESS RATES

Ratable Value	UBR	Ratable Payable
£8,800	49.9	£4,391.20

Interested parties are advised to contact Southend City Council 01702 215000

## LEGAL COSTS

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

## TENURE

Leasehold

## RENT

£9,000 per annum exclusive

## VAT

Plus VAT

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

### 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.



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ  
t. **01702 343060**  
e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)  
w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)

## CHELMSFORD OFFICE

a. Burgundy Court  
64/66 Springfiled Road  
Chelmsford, Essex CM2 6JY  
t. **01245 202555**  
e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)  
w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)