

WESTCLIFF-ON-SEA



FOR SALE/TO LET

539-543
London Road
Westcliff-On-Sea
Essex
SS0 9LJ

OFFICE 2,012 SQ. FT. (187 SQ. M.)

-  Ground Floor Office
-  Large Kitchenette & WC's
-  3 Private Offices & Large Boardroom
-  Rent £45,000 Per Annum Exclusive
-  Long Leasehold For Sale £525,000

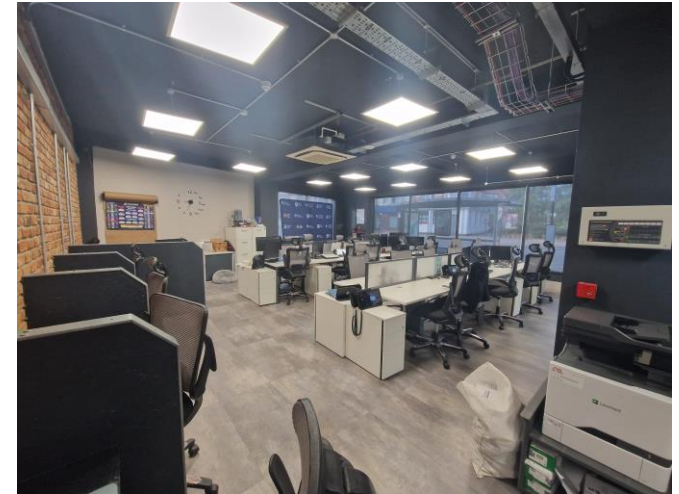


Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

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DESCRIPTION AND LOCATION

This high-quality ground floor office is located on the busy London Road, offering excellent visibility and accessibility. The property includes allocated parking, ensuring convenience for both employees and visitors.

The office features a welcoming reception area, three private glass-fronted offices, and a glass-partitioned boardroom. The open-plan workspace provides a flexible working environment, complemented by male and female WC facilities. Additionally, there is a large kitchen.

This property is available for long leasehold offers in the region of £525,000 or for rent at £45,000 per annum.

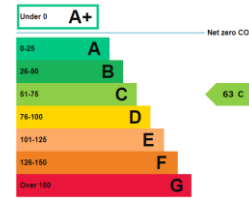


ACCOMMODATION

TOTAL SIZE: 2,012 sq.ft (187 sq.m)

EPC

C – 63

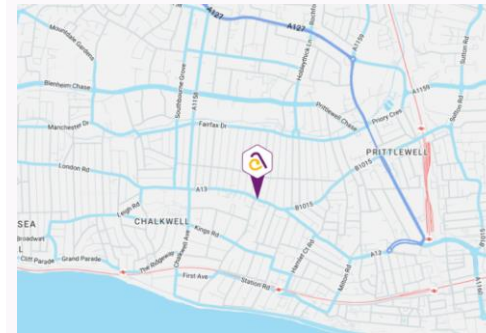


LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

VAT

Plus, Vat If Applicable



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

Ratable Value	UBR	Ratable Payable
£25,750	49.9	£12,849.25

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

TENURE

Long Leasehold

PRICE

Offers In The Region Of £525,000

RENT

£45,000 Per Annum Exclusive

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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