



Ayers & Cruiks

COMMERCIAL

**RETAIL SHOP OR OFFICE (STP)
APPROX 612 SQ FT (57 SQ M)
SOUTHEND ON SEA**

TO LET



449 Southchurch Road, Southend on Sea, Essex, SS1 2EB

- Well maintained premises.
- Would suit most retail trades or A2 office use – subject to planning.
- New lease for a term to be agreed.
- Commencing rental of £9,500 per annum exclusive.

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

COMMERCIAL SALES AND LETTINGS / CHARTERED SURVEYORS /
RESIDENTIAL SALES AND LETTINGS / RESIDENTIAL AND COMMERCIAL
PROPERTY MANAGERS / VALUATIONS / ACQUISITIONS / RENT REVIEWS /
LEASE RENEWALS / DILAPIDATIONS / SURVEYS

Tel 01702 343060
Fax 01702 343004
mail@ayerscruiks.co.uk
www.ayerscruiks.co.uk

DESCRIPTION AND LOCATION

Located on a busy road with lay-by parking up and down the road. Surrounded by many well-known names and good quality businesses such as Co-op, Sainsbury's, Kingfisher Fish and Chips, PACE Estate Agents and RDP Newman Accountants.

Well maintained premises with suspended ceiling, laminate flooring, air conditioning, WC with wash hand basin and 2 store rooms. The premises does benefit from 1 allocated parking space.

ACCOMODATION

Main sales area	490 sq ft (46 sq m)
Stores	122 sq ft (11 sq m)

TERMS

Offered on a new fully repairing and insuring lease for a term to be agreed.

TENURE

Leasehold.

RENT

A commencing rental of £9,500 per annum exclusive plus VAT.

Service Charge

We are advised that the current service charge figure £406.48 which covers insurance and maintenance of the car parking area. Please note, this figure may change on an annual basis.

EPC

Awaiting certificate from our client.

BUSINESS RATES (2017/2018 VALUATION)

Rateable Value	UBR	Rates Payable
£4,950	46.6p	£2,306.70 pa

LEGAL COSTS

Each party are to be responsible for their own costs incurred in this transaction.

VIEWING

For further information and viewings contact:

Ayers & Cruiks
01702 343060



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, or 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. Subject to contract & plus VAT if applicable.