


WESTCLIFF-ON-SEA



TO LET

161 Hamlet Court Road
Westcliff on Sea
Essex SS0 7EL

BUTCHERS / RETAIL PREMISES
701 SQ. FT. (65 SQ.M)

-  Established retail parade
-  Currently trading as a butchers
-  Nearby occupiers include Greggs, Tesco and Sainsbury's
-  Parking for one vehicle
-  Rent only £14,500 pax



Ayers & Cruiks
COMMERCIAL

t. +44 (0)1702 343060
w. ayerscruiks.co.uk

DESCRIPTION AND LOCATION

Retail premises situated within an established retail parade on Hamlet Court Road, Westcliff-on-Sea, being only a short distance from Westcliff Railway Station.

The premises currently trades as a butchers and the vendor is happy to sell the current business and fixtures and fittings, alternatively the premises could be available as vacant possession

Further benefits include electric roller shutter to front, and parking for one vehicle to the rear.



ACCOMMODATION

Total Approximate Area:
701 SQ. FT. (65 SQ.M.)

RENT

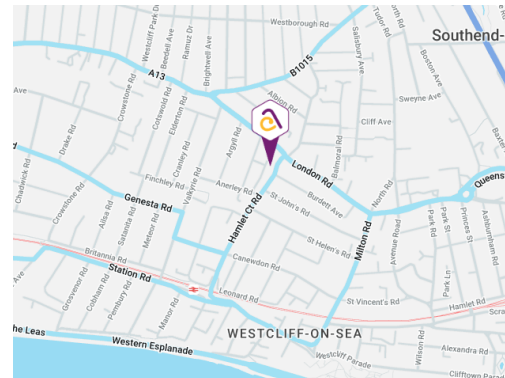
£14,500 per annum exclusive

TERMS

The premises are available to let upon a new lease, term to be agreed.

PRICE

Open to offers



BUSINESS RATES (2022/2023)

Rateable Value £7,100

UBR 49.9

Rates Payable £3,543

Interested parties are advised to contact Southend-on-Sea Borough Council.

LEGAL COSTS

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

EPC

EPC Rating of C-69. Certificate available on request

TENURE

Leasehold

VIEWING

For further information and viewings, please contact Ayers & Cruiks.

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

t. +44 (0)1702 343060
w. ayerscruik.co.uk

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