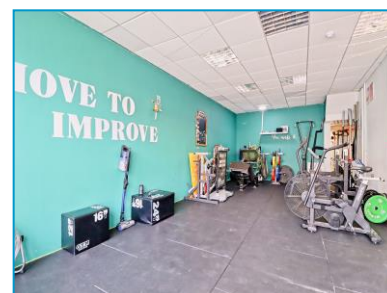




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Hamlet Court Road, Westcliff-On-Sea



Morgan Brookes believes - This is an exciting opportunity to rent this well-presented commercial unit on the bustling Hamlet Court Road, known for its mix of shops, cafés, bars, and restaurants. The location benefits from excellent visibility and consistent footfall, making it ideal for a range of businesses. Situated just 0.1 miles from Westcliff Station, the unit is easily accessible via the C2C line, offering convenient links for both staff and customers. Situated on the ground floor, the property is currently arranged as a fitness studio but easily reconfigured to suit a variety of commercial uses. Inside, you'll find a welcoming main area, a separate rear section with a changing area, a fitted kitchen, ample storage, and a modern shower room with WC. To the rear, the unit benefits from one allocated parking space.

Key Features

- Ground Floor Unit Offering Approximately 859 sq.ft.
- One Rear Parking Space
- Flexible Layout
- Ample Built-In Storage
- High Foot Traffic Location
- 0.1 Miles To Westcliff Station
- Available Now

**Monthly Rental Of
£1,125**

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Hamlet Court Road, Westcliff-On-Sea

Entrance

Double glazed double doors to:

Front Space

28' 2" x 16' 9" nt 13' 8" (8.58m x 5.10m nt 4.16m)

Double-glazed window to front aspect, staircase storage area, built-in storage area, opens to:

Rear Space

13' 9" nt 10' 6" x 10' 9" nt 5' 6" (4.19m nt 3.02m x 3.27m nt 1.67m)

Changing room, door to:

Kitchen Area

11' 9" x 5' 6" (3.58m x 1.68m)

Space and plumbing for appliances, range of wall units, two built-in storage areas, wood-effect laminate flooring, fire door to:

Exit Area

15' 11" x 4' 11" (4.85m x 1.50m)

Fire exit door to rear parking area, wood effect laminate flooring, door to:

Shower Room

11' 11" x 4' 7" (3.63m x 1.40m)

Corner shower cubicle with electric shower, pedestal hand basin, low level WC, wood effect laminate flooring.

Rear Of Property

Parking for 1 car.

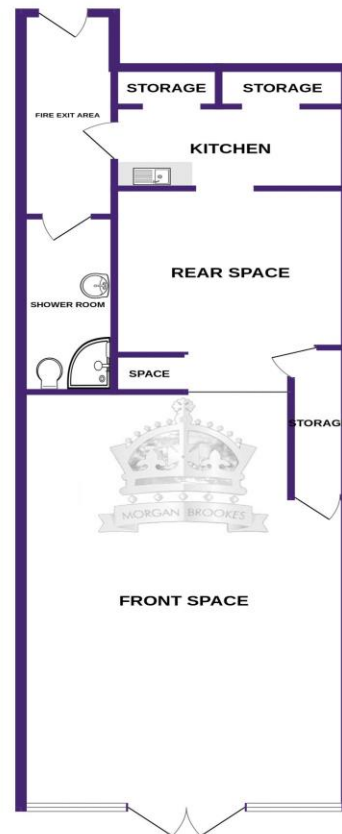
Additional Information

Rent: £1,125 pcm

Length of Lease: Long Term

Business Rates: 1 April 2023 to Present: Rateable Value: £7100

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



MORGAN BROOKES LTD

TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Information
Southend-on-Sea City Council

01268 755626

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.