

RETAIL/OFFICE TO LET APPROX 419 Sq Ft (38.93 Sq M)



**152 Hamlet Court Road
Westcliff On Sea
Essex
SS0 7LL**

Location:

Hamlet Court Road is a bustling shopping parade which has recently undergone improvements to include more new crossing points, improved bus facilities, and street furniture. With main bus routes and close to Westcliff main line railway station and London Road (A13), with on street, free car parking. Occupiers close by include Tesco Express, Co-op, Sainsburys Local and Savers.

Description:

This former bank building with retail/office use situated in a corner location which benefits from many original features with kitchen and toilet. To the rear of the building there will be parking space on a first come basis.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor Area: 419 Sq Ft 39 Sq M

Parking

Features:

- Corner Location
- Original Features
- Keys available for viewing
- Close to Westcliff Train Station

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£8,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend on Sea Borough Council or via www.voa.gov.uk.

Rateable Value: £6,800.

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.