

RETAIL/OFFICE UNIT TO LET

APPROX 338 Sq Ft (31.4 Sq M)



**35 Clarence Road
Southend On Sea
Essex
SS1 1AN**

Location:

This shop/office occupies a prominent corner position close to Southend High Street, close to public car parks. The property is within walking distance of Southend Central Train Station and Southend Bus Terminal.

Description:

The premises located in a corner location consists of two interconnecting rooms with kitchen and toilet to rear.

Accommodation:

The premises have been measured on a net internal basis.

Front Room:	173 Sq Ft	16.10 Sq M
Rear Room:	121 Sq Ft	11.31 Sq M
Kitchen:	43 Sq Ft	4.02 Sq M

Features:

- Corner Location
- Close To Town Centre
- Public Car Parks Close By
- Close to Southend Central Train Station

Terms:

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

Rent:

£10,800 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 £9,500

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.