

TAKEAWAY UNIT TO LET APPROX 650 Sq Ft (60.38 Sq M)



**157 Fairfax Drive
Westcliff On Sea
Essex
SS0 9BQ**

Location:

Situated in a local shopping parade on the northern side of Fairfax Drive, close to its junction with Highfield Crescent and Glenwood Avenue. The surrounding area is heavily populated with Southend United FC, Southend Hospital and Southend High School for Boys close by.

Description:

Takeaway with serving area to front with tiled flooring, door leading to kitchen area with extractor fan system. Storage room with W.C. and shower, door leading to fitted cold storage unit. Further storage room to the rear of the property. The property provides gas central heating (not tested), electric and water. Possibility property can be let with Flat above.

Accommodation:

The premises have been measured on a net internal basis.

Reception Area:	245 Sq Ft	22.75 Sq M
Kitchen:	144 Sq Ft	13.36 Sq M
Storage:	100 Sq Ft	9.29 Sq M
Rear Bedroom:	92 Sq Ft	8.54 Sq M
W.C./Shower		
Cold Storage		

Total Area: 650 Sq Ft (60.38 Sq M)

Features:

- Kitchen With Extraction Fan System
- Reception Area
- W.C. & Shower
- Coldstorage

Terms:

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

Rent:

£9,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk. Rateable Value £6,400

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.

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Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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