

RETAIL/OFFICE UNIT TO LET APPROX 772 Sq Ft (71.72 Sq M)



**262 London Road
Westcliff On Sea
Essex
SS0 7JG**

Location:

Situated on the London Road, close to Hamlet Court Road with substantial amount of passing trade with an array of shops and restaurants. There is on street parking along the London Road and two public car parks close by.

Description:

The property consist of a main sales area of approx 500 sq ft with storage rooms to rear with kitchen and W.C.

Accommodation:

The premises have been measured on a net internal basis.

Total Area: 772 Sq Ft 71.72 Sq M

Kitchen Area

Toilet

Features:

- Good Trading Location
- On Street Parking Outside
- On Local Bus Routes

Terms:

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

Rent:

£10,500 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 £8,800.

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.