

RETAIL/OFFICE TO LET APPROX 738 Sq Ft (68.56 Sq M)



**162 Sutton Road
Southend On Sea
Essex
SS2 5ES**

Location:

Situated in the main shopping area of this busy through road a quarter of a mile from Southend Town Centre.

Description:

Retail/Office unit with roller shutter to front, main sales area of 367 sq ft, with kitchen and toilet to the rear. There area stairs leading to a basement storage area of approx 371 sq ft. To the front of the property is a forecourt.

Accommodation:

The premises have been measured on a net internal basis.

Retail Sales Area: 367 Sq Ft 34.09 Sq M

Kitchen

Toilet

Basement: 371 Sq Ft 34.47 Sq M

Total Area: 738 Sq Ft (68.56 Sq M)

Features:

- Roller Shutter To Front
- Forecourt Trading
- Basement Storage

Terms:

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

Rent:

£9,600 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 £5,400

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.