

RETAIL UNIT TO LET APPROX 381 Sq Ft (35.39 Sq M)



**104 Bridgwater Drive
Westcliff On Sea
Essex
SS0 0DH**

Location:

This corner property is situated in a local shopping parade on the busy Bridgwater Drive which joins the A127 at Kent Elms Corner with Southbourne Grove (A1158). Southend Hospital is close by with bus routes and on street parking.

Description:

Corner Shop with sales area of 381 Sq Ft with shared toilet to rear.

Accommodation:

The premises have been measured on a net internal basis.

Sales Area: 381 Sq Ft 35.39 Sq M

Features:

- Corner Location
- Close to Local Schools
- On Bus Route

Terms:

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

Rent:

£6,500 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 £5,100

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.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

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



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