

RETAIL LOCK UP SHOP TO LET

APPROX 440 Sq Ft (40.88 Sq M)



**380 London Road
Westcliff On Sea
Essex
SS0 7HZ**

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 a public car park opposite with further public car parking at the rear of the building accessed via Ceylon Road.

Description:

The shop benefits from painted walls and tiled flooring, to the rear there is a kitchen, W.C. and small store area.

Accommodation:

The premises have been measured on a net internal basis.

Retail Area: 440 Sq Ft 40.88 Sq M

Features:

- Good Trading Location
- Close to Public Car Parks
- Keys Available for Viewing

Terms:

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

Rent:

£6,750 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 £7,000

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.