

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



**4 Plaza Way
Southchurch Road
Southend On Sea
Essex
SS1 2PU**

Location:

Southchurch Road which is the busy main road which runs from east to west through Southchurch village. The premises are in a well established residential and commercial area with good road links and on street car parking outside.

Description:

This retail/office unit provides an open plan space to the front, with storage room to the rear with an adjacent kitchen, toilet and shower unit.

Accommodation:

The premises have been measured on a net internal basis.

Retail/Office/Kitchen: 381 Sq Ft 35.39 Sq M

Features:

- Open Plan Retail/Office Space to Front
- Good Trading Position
- Storage Room
- Kitchen, W/C and Shower Unit

Terms:

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

Rent:

£8,500 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council via www.voa.gov.uk.

Rateable Value £5,900

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



Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | E: commercial@sorrellproperty.co.uk