WESTCLIFF ON SEA

700 London Road, Westcliff on Sea, Essex SS0 9HQ

NEW GROUND FLOOR RETAIL/OFFICE UNITS - TO LET

548 - 2,527 SQ. FT. (51 - 235 SQ. M.)

- ⇒ Prominent corner location
- ⇒ Brand new retail/office units
- ⇒ Glazed shop fronts
- ⇒ Local occupiers include Marks and Spencer's Garage, Aldi and Tesco.
- ⇒ New lease available

DESCRIPTION AND LOCATION:

Prominent corner positioned retail units located on the South Side of the London Road (A13) at the junction with Chalkwell Avenue opposite Chalkwell Park, about one and a half miles to the West of Central Southend.

The unit is part of a new development with luxury residential apartments above. The premises comprise one large open plan retail space that can be easily separated into three individual units with their own entrance. The units will be let offering suspended ceilings, kitchenette, W.Cs, air-con and glazed shop fronts. Electricity will be supplied to a meter for each unit.

ACCOMMODATION

Unit	Size	Rent
Unit A	548 sq. ft.	£11,000 pax
Unit B	1,119 sq. ft.	£19,000 pax
Unit C	861 sq. ft.	£18,000 pax
Whole	2,527 sq. ft.	Please enquire

Plus VAT if applicable.

TERMS

A new fully repairing and insuring lease for a term to be agreed.

BUSINESS RATES (2018/2019)

Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.

SERVICE CHARGE

A service charge will be charged for the upkeep of the communal areas.

LEGAL COSTS

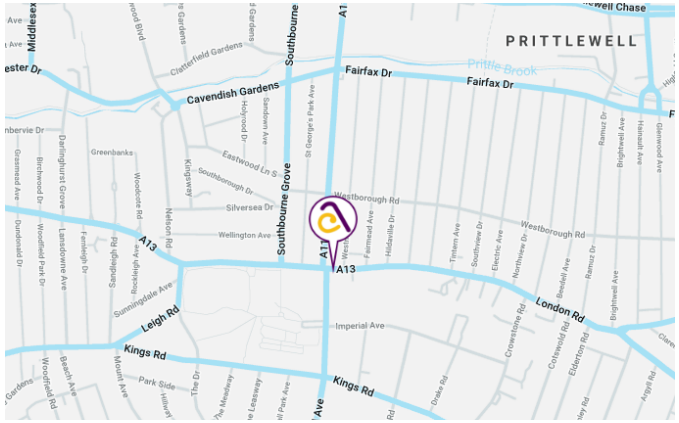
Ingoing Tenant is to make a contribution to the Landlords reasonable legal fees.

EPC

Awaiting EPC.

VIEWING

For further information and viewings contact Ayers & Cruiks.



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