

SOUTHEND-ON-SEA



TO LET

80 Oban Road
Southend-On-Sea
Essex SS2 4JL

RETAIL UNIT AND 3 BED FLAT
428 SQ. FT. (39.8 SQ. M.)



OPEN PLAN RETAIL



SHOP READY TO TRADE
IMMEDIATELY



RESIDENTIAL AREA



AVAILABLE NOW



RENT ONLY £17,500 PER ANNUM



Ayers & Cruiks
COMMERCIAL

t. +44 (0)1702 343060
w. ayerscruiks.co.uk

DESCRIPTION AND LOCATION

The property benefits from a return frontage to Stornoway Road and is surrounded by residential premises and this shop has always traded as a fish and chip shop, although has changed hands over the years.

The property comprises of an open retail area to the front with serving area, waiting area and fryers/hot counters. To the rear is a kitchen with cold store, stainless steel sinks and separate hand wash sink, microwave etc.

The shop is fully fitted and ready to start trading immediately as a fish and chip shop.

To the rear of the property there is a separate outside W.C and access to the residential accommodation which has its own access.

The residential property comprises of kitchen and utility room to the ground floor with lounge, bathroom and 3 bedrooms to the first floor.



ACCOMMODATION

Retail unit
Sales/Serving area approx. 293 sq. ft.
Kitchen area/Stores approx. 134 sq. ft.
Total approx. 428 sq. ft.

Residential accommodation
Ground floor
Kitchen 3.67m x 3.10m
Utility room 2.49m x 1.52m
First Floor
Lounge 6.92m x 3.96m
Bedroom 3.66m x 3.53m
Bedroom 3.02m x 2.63m
Bedroom 3.04m x 2.22m
Three-piece bathroom suite

RENT

£17,500 per annum exclusive, plus VAT if applicable

PREMIUM

Our client is seeking a £25,000 premium for the fixtures and fittings

LEGAL COSTS

Ingoing tenants to be responsible for the landlord's legal costs.

EPC

Awaiting EPC

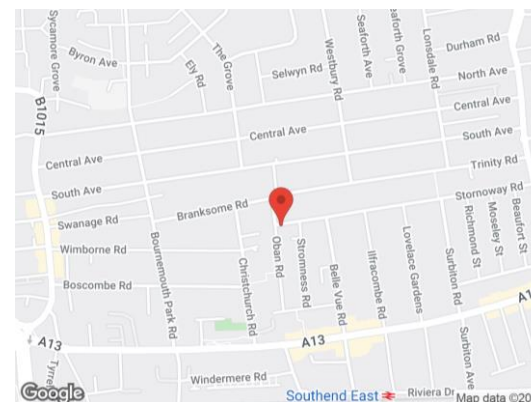
BUSINESS RATES 2022/2023

Rateable Value	UBR	Rates Payable
£4,150 pa	49.9p	£2,070.85 pa

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

VIEWING

Strictly by prior appointment contact Ayers&Cruikis.



Misrepresentation Act 1967

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