



Ayers & Cruiks
COMMERCIAL

To Let
443 sq ft

**71 Hamlet Court Road,
Westcliff-on-Sea, SS0 7EU**

Ground floor shop to let on the
busy Hamlet Court Road.

- Established retail parade
- Lay by parking to front
- Heavy pedestrian traffic
- New lease available
- Rent only £8,500 per annum

www.ayerscruiks.co.uk



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Summary

- Rent: £8,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000.
- Service charge: £960.54 per annum
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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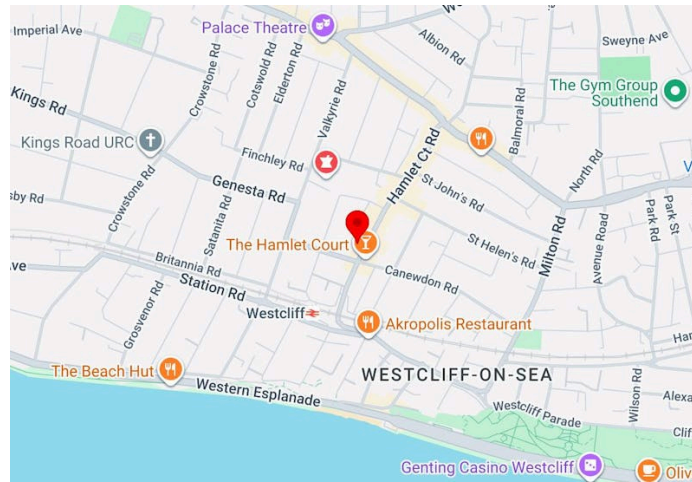
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Description

A ground floor commercial unit of approximately 443 sqft, located on a busy high street with excellent visibility and footfall. Previously operating as the Brit Bangla Sports & Social Club, the space offers a flexible open-plan layout, a small kitchenette and rear access.

The unit is in need of refurbishment, making it ideal for a variety of uses such as retail, office, takeaway, or salon, subject to planning.

Location

Situated on Hamlet Court Road, one of Southend's busiest and most established retail parades, this unit benefits from high footfall, strong local trade, and excellent visibility. The area is home to a mix of national and independent businesses, with Westcliff Station just a short walk away, providing strong transport links and consistent customer traffic. Ideal for a wide range of commercial uses.

Accommodation

Building Type	sq ft	sq m	Rent
Retail	443	41.16	£8,500 /annum

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Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

Rent only £8,500 per annum exclusive