



Ayers & Cruiks
COMMERCIAL

116-122 London Road, Southend-on-Sea, SS1 1PQ

To Let | 4,451 sq ft

Office/Retail Unit To Let In Southend-On-Sea

116-122 London Road, Southend-on-Sea, SS1 1PQ

Summary

- Rent: £55,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (57)
- Lease: New Lease

Contact & Viewings

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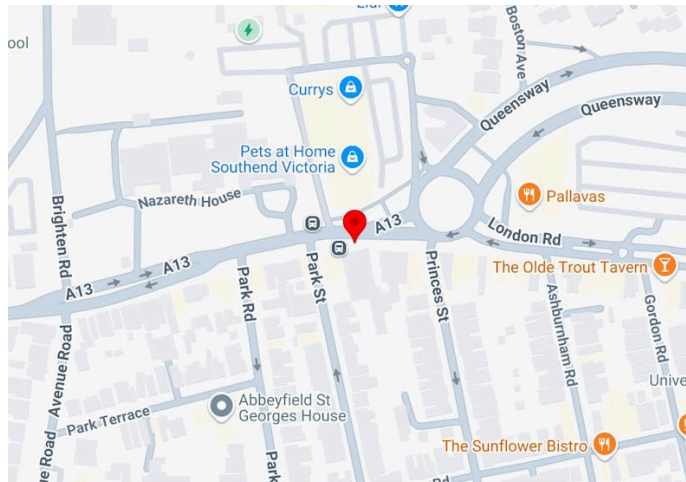
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Key Points

- Ground Floor Shop
- Parking To Rear Up To 9 Cars
- Heavy Footfall & Vehicular Traffic
- Close To Amenities
- Rent Only £55,000 Per Exclusive

Description

The premises comprise a generous ground-floor retail unit, benefiting from a prominent, fully glazed frontage ideal for signage and display. To the rear, the property includes secure gated parking with nine dedicated spaces, providing excellent convenience for staff or customers. Additional layby parking is available directly opposite the premises, further enhancing accessibility.

Location

This retail shop enjoys a prime location with high footfall, situated near the vibrant High Street and just a short walk from Southend Central train station.

Surrounded by national retailers, popular restaurants, and key local attractions - including Southend's seafront - the property offers outstanding visibility and accessibility.

Accommodation

Building Type	sq ft	sq m	Availability
Retail - In Town	4,451	413.51	Available

Viewings

Strictly by prior appointment via vendors appointed agents Ayers & Cruiks.

Terms

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed.

Rent

£55,000 Per Annum Exclusive