

# SOUTHEND-ON-SEA



## TO LET

12  
Clifftown Road  
Southend-on-Sea  
SS1 1AB

**RETAIL**  
1,064 SQ. FT. (99 SQ. M.)



Retail Space & Basement



Former Bar/Restaurant



Ready For Occupancy



Ideally Located Near Amenities



Rent Only £18,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

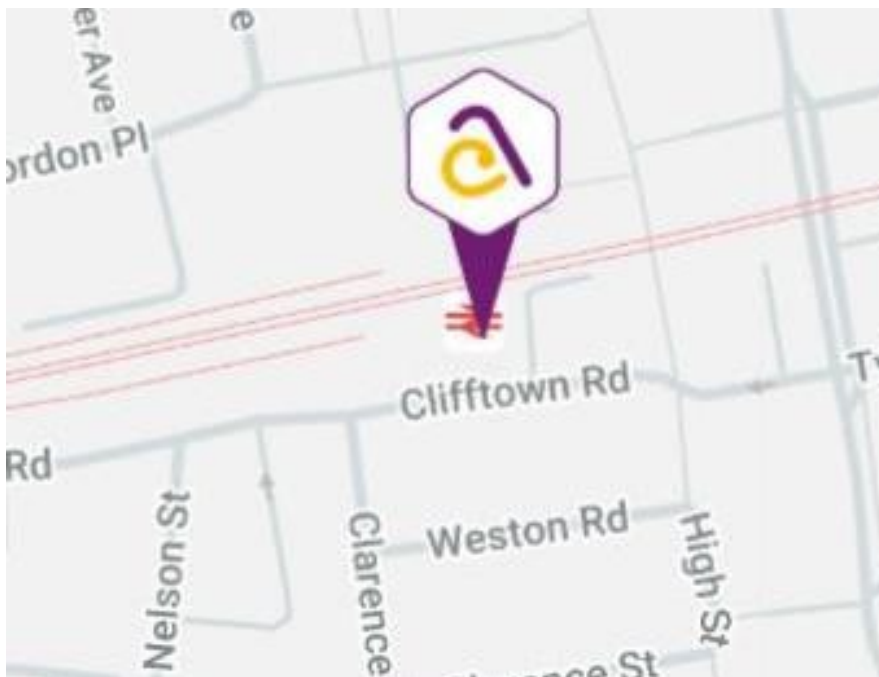
**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

The property is situated on Clifftown Road in Southend-on-Sea it benefits from excellent transport links: it's just off the A13 and A127 arterial roads, providing easy access westward toward London (via the M25) and east toward Shoeburyness. The nearest train station is Southend Central, just opposite to the property.

This former restaurant/bar is located next to the popular Last Post Wetherspoons and just moments from Southend High Street, offering easy access to a wide range of local amenities. The property features a ground floor area of approximately 496 sq.ft. and a 568 sq.ft. basement.



## ACCOMODATION

	SQ.FT.	SQ.M.
Ground Floor	496	46
Basement	568	53

TOTAL	1,064	99
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## TERMS

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

## SERVICE CHARGE

To Be Confirmed

## EPC

Awaiting EPC

## BUSINESS RATES

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

## LEGAL COSTS

Ingoing tenant to be responsible for the landlords reasonable legal costs

## TENURE

Leasehold

## RENT

Rent Only £18,000 Per Annum Exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



**Ayers & Cruiks**  
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