

# WESTCLIFF ON SEA



## TO LET

659 London Road,  
Westcliff on Sea,  
Essex, SS0 9PD

**RETAIL/OFFICE**  
**1632 SQ.FT. (156 SQ.M.)**



Ideal Retail/Office Use



Brand New Ground Floor Unit



Excellent Passing Trade  
Potential



New Lease Available



Rent £27,000 Per Annum Exclusive



**Ayers & Cruiks**  
COMMERCIAL

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

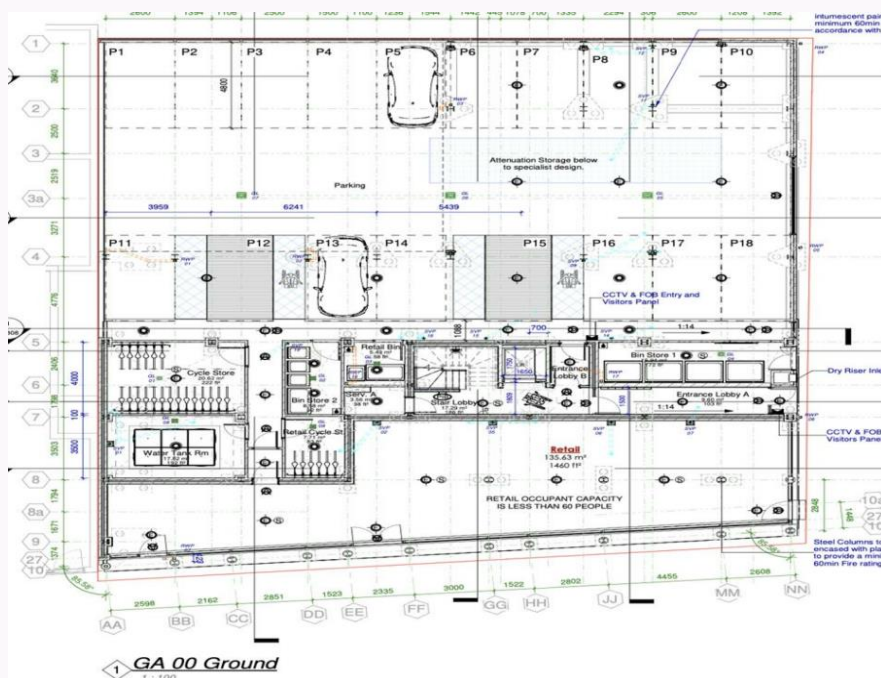
**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Situated in a prime location on London Road in Westcliff-on-Sea, close to Chalkwell Park, this brand-new 1,632 sq. ft. commercial unit offers excellent frontage and significant passing trade potential.

The property benefits from planning consent for both office and retail use, making it highly versatile.

Nearby operators include Tesco Express and Aldi, further enhancing footfall and visibility.



## ACCOMMODATION

Ground Floor  
1632 SQ.FT. (156 SQ.M.)

## TERMS

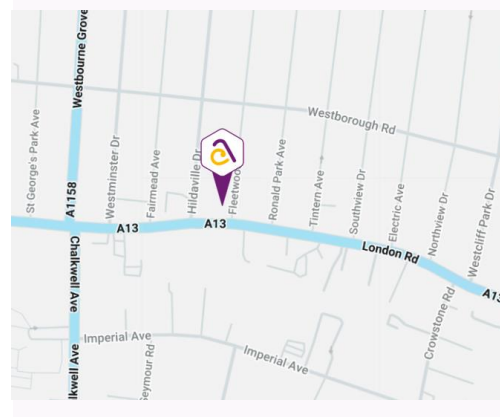
The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

## SERVICE CHARGE:

To be confirmed

## EPC:

Awaited



## 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. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



## 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:

£27,000 per annum exclusive

## VAT:

Plus VAT if applicable.

## VIEWING:

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.



**Ayers & Cruiks**  
COMMERCIAL

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