

SOUTHEND-ON-SEA

TO LET



12

West Street

Southend-on-Sea

SS2 6HJ

OFFICE

482 SQ. FT. (45 SQ. M.)



Prominent parade



Parking to rear



Close to Amenities



New Lease Available



Rent only £7,500 per annum
exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Located in Southend-On-Sea, this ground floor retail space occupies a prime position on the northern side of West Street in Southend, near the intersection with A127 Victoria Avenue.

The premises feature a subdivision catering to both retail and storage needs, along with convenient amenities such as a kitchen and restroom facilities. Additionally, allocated parking is available at the rear of the property.



ACCOMODATION

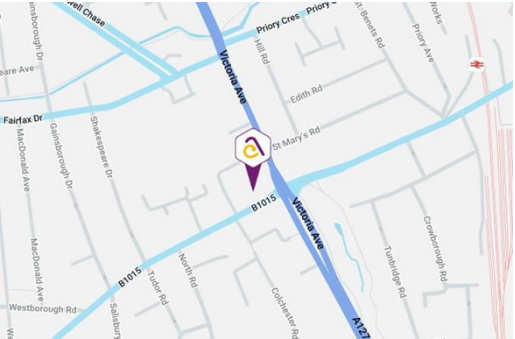
	SQ. FT.	SQ. M.
TOTAL	482	45

TERMS

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

EPC

C 73



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

Ratable Value	UBR	Ratable Payable
£5900	49.9	£2944.10

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

LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£7,500 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruik

FLOOR PLAN



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
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