

Ayers & Cruiks
COMMERCIAL

Ryan House Aviation Way, Southend-On-Sea, SS2 6UN

To Let | 1,732 sq ft

Ready to go fitness space of 1732 sq. ft on the first floor of a busy industrial estate. Features on-site parking and changing rooms

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Summary

- Rent: £20,000 per annum
- Business rates: £5,613.75 per annum Interested parties are advised to confirm the rating liability with the relevant local council.
- Car parking charge: n/a
- VAT: To be confirmed
- EPC: A (24)
- Lease: New Lease

Contact & Viewings

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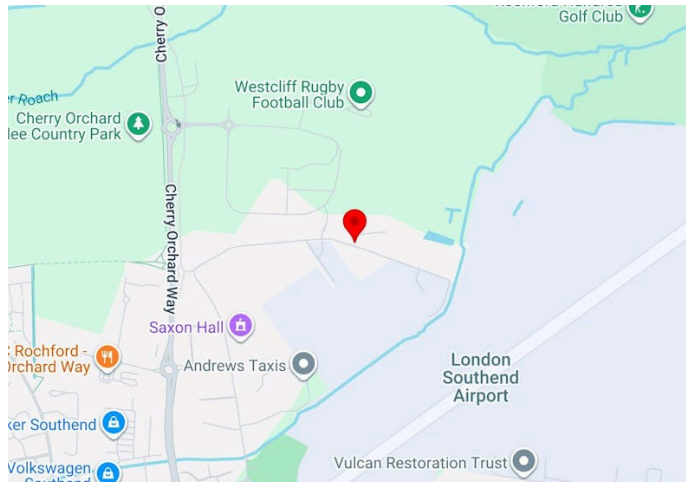
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Key Points

- Fully fitted as a gym
- Male and female changing rooms
- On-site parking
- New lease available
- £20,000 per annum

Description

A ready-to-go fitness space of 1,732 sq ft, ideally located on the first floor of a thriving industrial estate. Fully fitted as a gym, the property features male and female changing rooms, on-site parking, and a modern layout that allows a fitness or leisure operator to move straight in with minimal setup costs.

Location

The location benefits from being surrounded by busy businesses and offices, ensuring strong footfall and an established customer base right on the doorstep.



Ryan House is Located 3 miles north of Southend-on-Sea City Centre, the site sits alongside the B1013 Cherry Orchard Way and is 6 miles from the A130/A127 junction.

Accommodation

Description	Building Type	sq ft	sq m	Availability
1st Floor	Gym	1,732	160.91	Available

Terms

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

Rent

£20,000 Per Annum

Viewings

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