



69 Hamlet Court Road, Westcliff-on-Sea, SSO 7EU To Let | 623 sq ft



# 69 Hamlet Court Road, Westcliffon-Sea, SS0 7EU

### Summary

- Rent: £10,000 per annum
- Business rates: £3,792.40 per annum Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (52)

### **Contact & Viewings**

Neil Burroughs 01702 608035 neil@ayerscruiks.co.uk

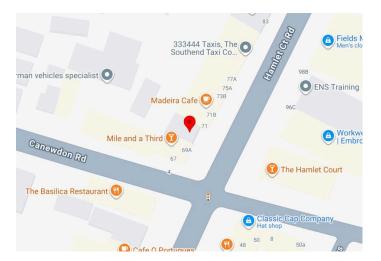
Cameron Cruiks 01702 608045 cameron@ayerscruiks.co.uk Darrell Clarke 01702 608039 darrell@ayerscruiks.co.uk

Bradley Hair 01702 608057 bradley@ayerscruiks.co.uk

#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060

Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY Tel: 01245 202555



## **Key Points**

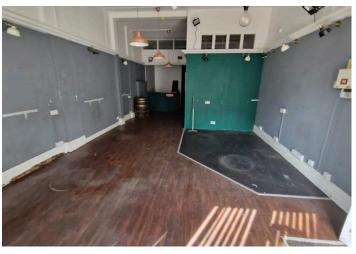
- Close To Local Businesses
- High Vehicular And Pedestrian Traffic
- Close To Westcliff Station
- New Lease Available
- Rent Only £10,000 Per Annum Exclusive

## Description

The premises feature a spacious window frontage, allowing for maximum visibility and exposure. Additionally, the property is surrounded by a variety of local shops, further enhancing its appeal and potential for attracting customers.

#### Location

The property is located on Hamlet Court Road in Westcliff, a vibrant area known for its high foot traffic and significant vehicular activity. Due to its prime position, it benefits from excellent visibility and accessibility, making it an ideal location for various businesses. The property is situated just 0.3 miles from Westcliff Station, providing convenient access to rail services connecting the area to London Fenchurch Street and other destinations along the c2c line.



The location is also well-served by key road links, including the A13 and the A127.

### Accommodation

Floor/Unit	<b>Building Type</b>	sq ft	sq m	Availability
Unit	Retail	623	57.88	Available

## Viewings

Strictly by prior appointment via landlords 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

£10,000 Per Annum Exclusive

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