



12 West Street, Southend-on-Sea, SS2 6HJ To Let | 482 sq ft



12 West Street, Southend-on-Sea, SS2 6HJ

Summary

- Rent: £7,500 per annum
- Business rates: £2,944.10 per annum Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (73)
- Lease: New Lease

Further information

• View details on our website

Contact & Viewings

Neil Burroughs 01702 608035 neil@averscruiks.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

Leaders Sales & Lettings Estate Agents Southend Meridian Kung Fu (UK) Premier zon Counter mier Stores 0 Best Kebab Vintage Belle Ame Jolene's Beauty Rooms

Key Points

- Prominent parade
- · Parking to rear
- · Close to Amenities
- New Lease Available
- Rent only £7,500 per annum exclusive

Description

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.



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.

Accommodation

Name	sq ft	sq m
Suite	482	44.78

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

£7,500 per annum exclusive

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 Oct 2025.







