



Ayers & Cruiks
COMMERCIAL

To Let

1,632 sq ft

**659 London Road,
Westcliff-on-Sea, SS0 9PD**

New ground floor retail/office suite with excellent frontage and significant passing trade potential.

- Ideal Retail/Office Use
- Brand New Ground Floor Unit
- Excellent Passing Trade Potential
- New Lease Available
- Rent £25,000 Per Annum Exclusive

www.ayerscruiks.co.uk



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SS0 9PD

Summary

- Rent: £25,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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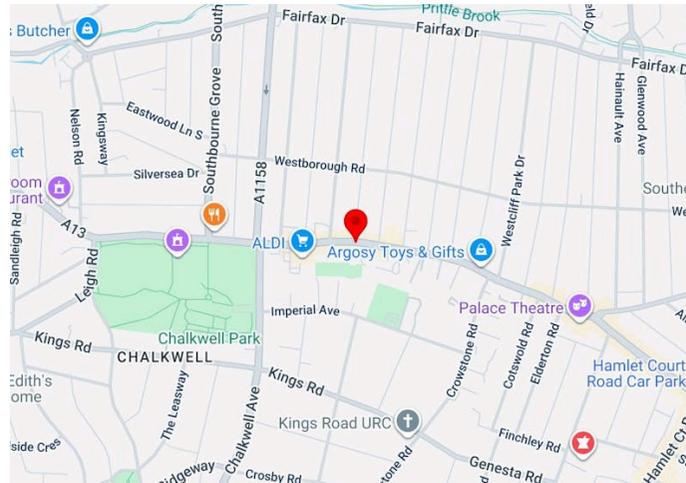
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Description

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.

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.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Suite	Office	1,632	151.62	Available

Viewings

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

Terms

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

Rent

£25,000 per annum exclusive