



Ayers & Cruiks
COMMERCIAL

To Let
250 sq ft

**69 Southchurch Road,
Southend-on-Sea, SS1 2NL**

Prominent 250 sq ft retail unit
on Southchurch Road, offering
excellent visibility and suitable
for a variety of uses.

- High levels of passing vehicular & pedestrian traffic
- Close to Victoria Plaza Shopping Centre
- New lease available
- Suitable for a variety of retail uses
- Rent only £5,200 per annum

www.ayerscruiks.co.uk



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Summary

- Rent: £5,200 per annum
- Business rates: Interested parties are advised to contact the local authority to confirm their rating liability or visit the GOV website.
www.tax.service.gov.uk/business-rates
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (100)
- Lease: New Lease
- Terms: New FRI Lease for a term to be agreed

Further information

- [View details on our website](#)

Contact & Viewings

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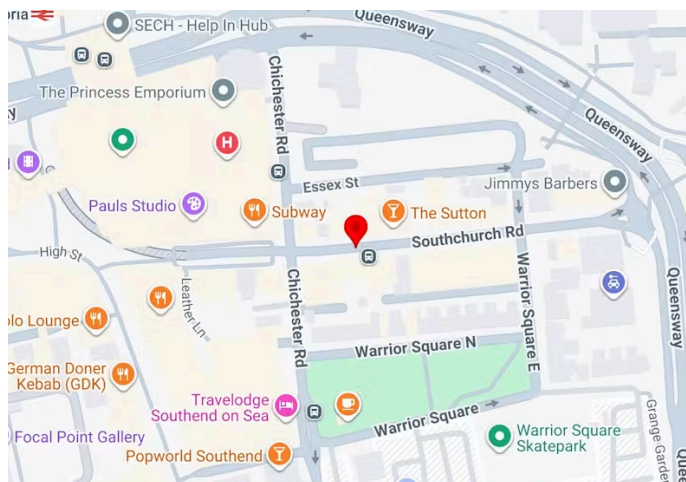
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Description

A well-positioned ground floor retail premises extending to approximately 250 sq ft, situated in a prominent location along Southchurch Road, within close proximity to Southend City Centre.

The property benefits from a glazed shopfront, providing good visibility to passing pedestrian and vehicular traffic, and would be suitable for a variety of retail, office or service-based uses, subject to the necessary consents.

The premises provide an excellent opportunity for a small or start-up business seeking an affordable commercial unit in an established trading location, with a new lease available on terms to be agreed.

Location

The property occupies a prominent position on Southchurch Road, within close proximity to Southend High Street and Victoria Shopping Centre.

The premises benefit from high levels of passing pedestrian and vehicular traffic, providing excellent visibility for occupiers.

The location also benefits from good access to Southend City Centre and the surrounding road network, with public transport connections readily available.

Accommodation

Building Type	Size	sq ft	sq m
Retail	250 sq ft	250	23.23
Total		250	23.23

Viewings

Strictly by prior appointment with the landlord's appointed agent Ayers & Cruiks

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Rent

£5,200 per annum exclusive