



Ayers & Cruiks
COMMERCIAL

To Let / For Sale

428 to 1,181 sq ft

Shop, 80 Oban Road, Southend-On-Sea, SS2 4JL

Open plan fully fitted retail unit with a 3 bed flat, two small outbuildings, outside WC and off street parking.

- Shop & 3 Bed Flat
- Off Street Parking
- Shop In Residential Area
- Freehold For Sale or Leasehold To Let
- Offers In the Region Of £380,000
- Rent £12,000 Per Annum Exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £12,000 per annum
- Price: Offers in the region of £380,000
- Business rates: Interested parties are advised to confirm the rating liability with Southend Council 01702 215000.
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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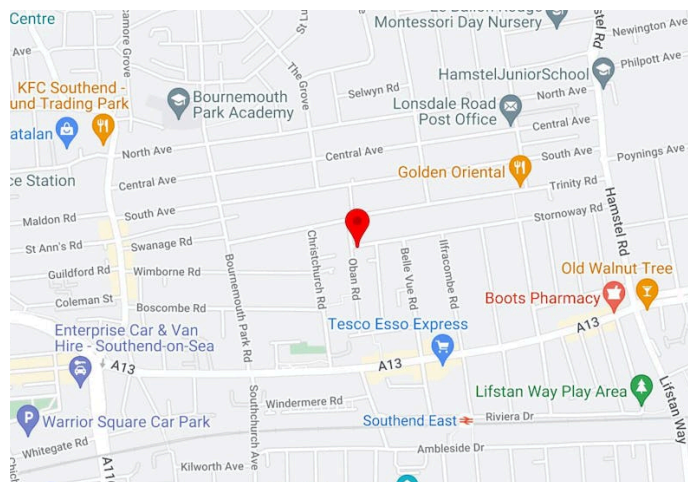
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Description

This well-positioned property features a long-established fish and chip shop with return frontage to Stornoway Road. The ground floor includes a customer serving area with fryers and hot counters, a kitchen with cold store, stainless steel sinks, and additional preparation space. There is also a self-contained three-bedroom flat with a kitchen and utility room on the ground floor. Externally, the property benefits from an outside WC, two small outbuildings, and a forecourt providing off-street parking.

Location

The property occupies a prominent corner position on Stornoway Road, set within a predominantly residential area. It enjoys good local footfall and has historically traded successfully as a takeaway. Nearby amenities and residential homes support ongoing trade potential.

Accommodation

Building Type	sq ft	sq m	Rent	Price	Availability
Retail	428	39.76	£12,000 /annum	-	Available
Retail	1,181	109.72	-	£380,000	Available



Viewings

Strictly by prior appointment contact Ayers & Cruiks.

Rent

£17,500 per annum exclusive, plus VAT if applicable