



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

392 sq ft

**19A Station Road,  
Westcliff-on-Sea, SS0 7RA**

Retail unit situated in a  
prominent position in Westcliff.

- Kitchenette and WC facilities
- Heavy footfall and vehicular traffic
- New lease available
- £10,000 per annum

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



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SS0 7RA

## Summary

- Rent: £10,000 per annum
- Business rates: £2,944.10 per annum - Interested parties are advised to confirm the rating liability with the relevant local authority
- Service charge: £1,000 per annum
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: E (101)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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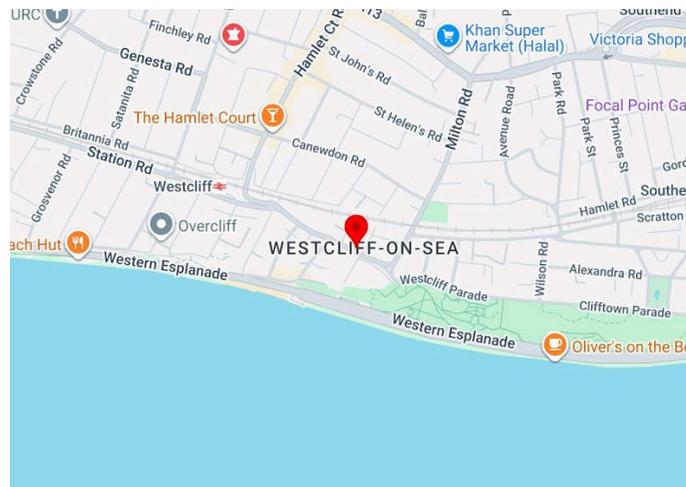
Darrell Clarke  
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## Offices

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



## Description

Retail unit currently trading as a beauty salon with a main retail area, two smaller rooms, kitchenette and WC facility.

## Location

The property is situated on Station Road in Westcliff-On-Sea, within a well established local retail parade serving the surrounding residential area. The unit benefits from regular pedestrian traffic and is located close to Westcliff train station, which provides direct services to London Fenchurch Street. Nearby London Road offers convenient access to Southend-On-Sea town centre and surrounding areas.

## Accommodation

Building Type	sq ft	sq m	Availability
Retail	392	36.42	Available

## Viewings

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

## Rent

£10,000 per annum

