



Ayers & Cruiks
COMMERCIAL

For Sale
7,546 sq ft

**108 Hamlet Court Road,
Westcliff-on-Sea, SS0 7LP**

Ground-floor retail unit with
first and second-floor
accommodation, prominently
located in Westcliff.

- Vacant property arranged over three floors
- Freehold opportunity
- Development Opportunity
- Layby Parking To Front
- Open To Offers

www.ayerscruiks.co.uk



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Summary

- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

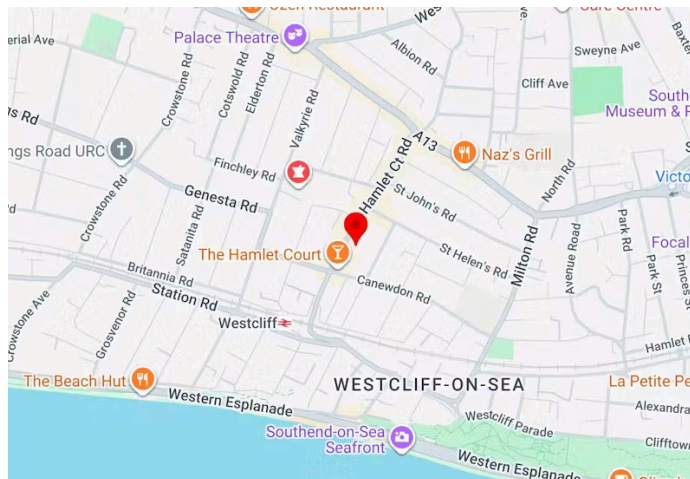
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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



Description

The ground floor comprises a large retail unit currently trading as an Indian restaurant, with a reception area, open-plan dining space, function room, commercial kitchen, WC facilities, and storage. The upper floors provide 11 rooms in total, together with two kitchens and three bathrooms. The property offers significant redevelopment potential, subject to the necessary planning permissions.

Location

This property occupies a prominent position on a busy mixed use commercial parade in Westcliff-On-Sea, close to Southend city centre. The property benefits from strong pedestrian and vehicular traffic and is within walking distance of Westcliff train station, with convenient access to the A13 and A127.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	4,833	449
1st	Residential Flat	2,713	252.05
2nd	Retail	883	82.03
Total		8,429	783.08

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