



Ayers & Cruiks
COMMERCIAL

To Let

2,494 sq ft

**6-7 Clifftown Road,
Southend-on-Sea, SS1 1AB**

**Large ground floor retail unit
with basement space**

- Shell and core finish
- Class E use
- New lease available
- £55,000 per annum

www.ayerscruiks.co.uk



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Summary

- Rent: £55,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: E (118)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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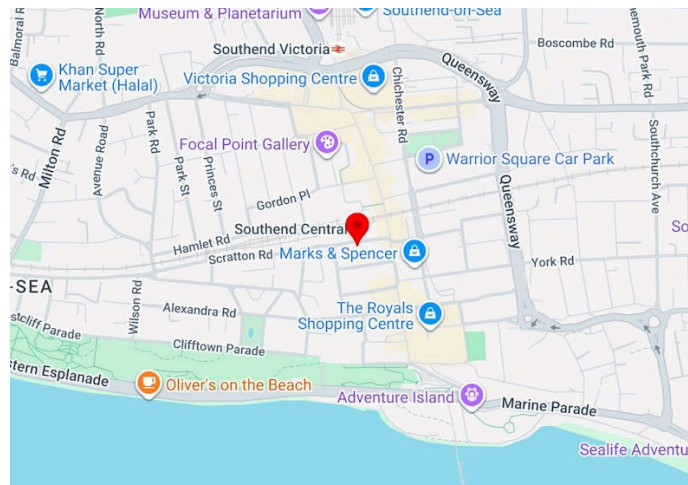
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Description

A substantial retail unit arranged over ground floor and basement. It was widely recognised as Ravens of Southend, the city's longest established department store and has recently undergone extensive reconfiguration and is now ready for immediate occupation. Offered in shell and core condition, the space provides a blank canvas for occupiers to design and fit out the premises to meet their specific operational requirements. This flexibility makes it ideal for a wide range of occupiers looking to establish a strong presence in a prime location.

Location

This property is located in the heart of Southend City Centre, directly opposite Southend Central Station and a short walk from the High Street. It benefits from great access to local amenities, the seafront and the A127, offering convenient links to the wider Essex road network.

Accommodation

Floor/Unit	sq ft	sq m
Basement	1,080	100.34
Ground	1,414	131.36

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Terms

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

Rent

£55,000 per annum exclusive

Viewings

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

