



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
**563 sq ft**

**57 London Road,  
Southend-on-Sea, SS1 1PF**

Ground-floor retail premises featuring a glazed shop frontage, rooms suitable for storage or office use, and a separate W.C.

- Ground Floor Retail Unit
- Parking to the Front
- Just off of Southend High Street
- New Lease Available

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







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SS1 1PF

## Summary

- Rent: £12,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (71)
- Lease: New Lease

## 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

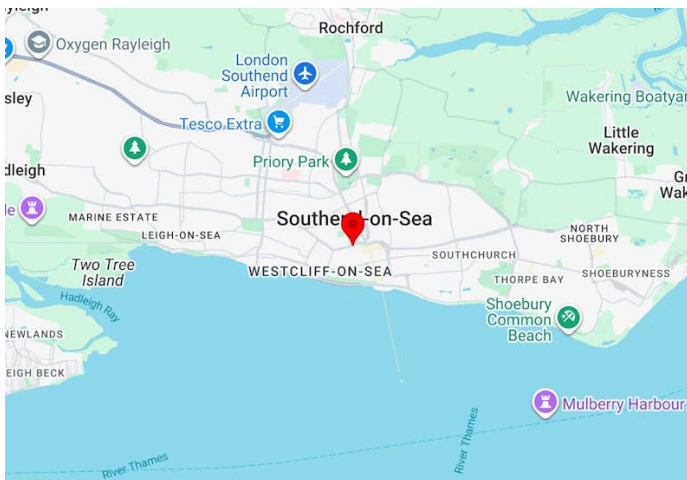
Bradley Hair  
01702 608057  
bradley@ayerscruiks.co.uk

## 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

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## Description

Ground-floor retail premises featuring a glazed shop frontage, rooms suitable for storage or office use, and a separate W.C. Parking to the front

## Location

The property is situated on London Road in the heart of Southend-on-Sea, benefiting from a highly accessible and established commercial location close to Southend High Street. The area offers strong footfall, excellent transport links with both Southend Victoria and Southend Central stations within walking distance, and a wide range of nearby shops, cafés, and local amenities.

## Accommodation

Building Type	sq ft	sq m
Retail	563	52.30



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