



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**1,099 sq ft**

**146 Sutton Road,  
Southend-on-Sea, SS2 5ER**

Ground floor retail unit with a two bedroom flat above arranged over two floors.

- Previously used as a Chinese takeaway
- Commercial kitchen
- Two bedroom flat above
- New lease available
- Only £15,000 per annum

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



146 Sutton Road, Southend-on-Sea,  
SS2 5ER

## Summary

- Rent: £15,000 per annum
- Business rates: £4,491 per annum 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
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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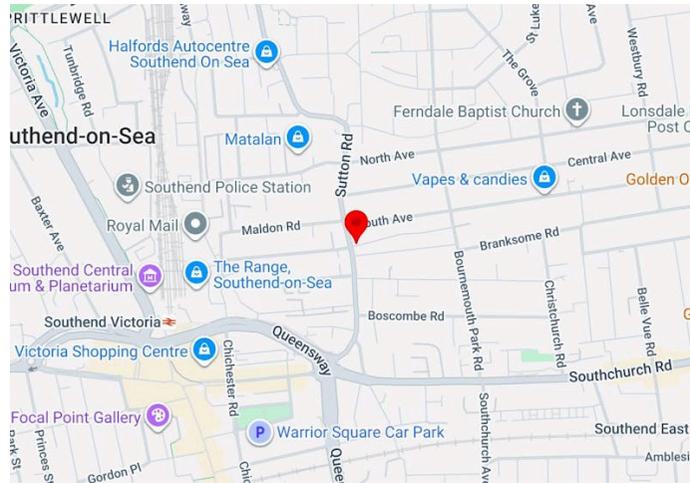
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## Offices

86-88 Baxter Avenue,  
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Essex,  
SS2 6HZ  
Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



## Description

The property comprises of a ground floor retail unit which previously operated as a Chinese takeaway, benefitting from a fitted commercial kitchen and WC. The upper part provides a self contained two bedroom flat, arranged over two floors.

## Location

This property is situated in a well established commercial area of Southend, benefitting from great road connectivity. It is conveniently located close to A13 and A127, providing direct access to the M25 and wider Essex network. Southend town centre is within easy reach, while local amenities and public transport links are available nearby.

## Accommodation

Description	Building Type	sq ft	sq m
Ground floor	Retail	557	51.75
1st and 2nd Floor	Residential Flat	542	50.35
<b>Total</b>		<b>1,099</b>	<b>102.10</b>

## Viewings

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

## Terms

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

## Rent

£15,000 per annum exclusive

