

To Let
4,451 sq ft

**116-122 London Road,
Southend-on-Sea, SS1 1PQ**

Ground floor retail unit with
fully glazed frontage and
secure gated parking with 9
spaces to the rear.

- Ground Floor Shop
- Parking To Rear Up To 9 Cars
- Heavy Footfall & Vehicular Traffic
- Close To Amenities
- Rent Only £55,000 Per Exclusive



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Summary

- Rent: £55,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (57)
- Lease: New Lease

Further information

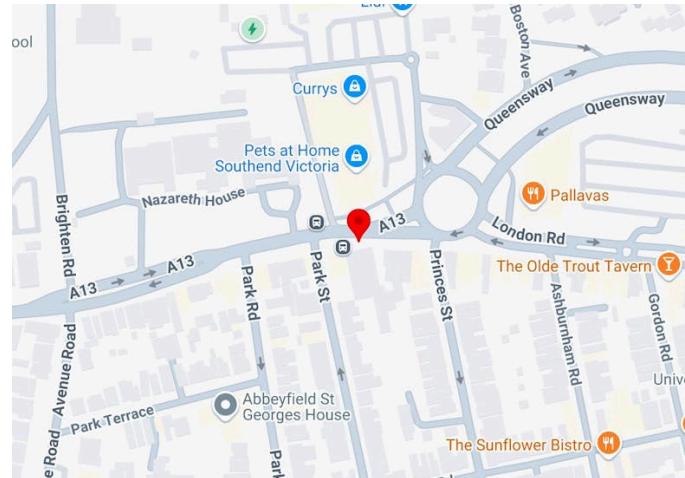
- [View details on our website](#)

Contact & Viewings

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Offices

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Viewings

Strictly by prior appointment via vendors appointed agents Ayers & Cruiks.

Terms

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

Rent

£55,000 Per Annum Exclusive

Description

The premises comprise a generous ground-floor retail unit, benefiting from a prominent, fully glazed frontage ideal for signage and display. To the rear, the property includes secure gated parking with nine dedicated spaces, providing excellent convenience for staff or customers. Additional layby parking is available directly opposite the premises, further enhancing accessibility.

Location

This retail shop enjoys a prime location with high footfall, situated near the vibrant High Street and just a short walk from Southend Central train station. Surrounded by national retailers, popular restaurants, and key local attractions - including Southend's seafront - the property offers outstanding visibility and accessibility.

Accommodation

Building Type	sq ft	sq m	Availability
Retail - In Town	4,451	413.51	Available