



**Ayers & Cruiks**  
COMMERCIAL

**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

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



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

## 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: Incoming 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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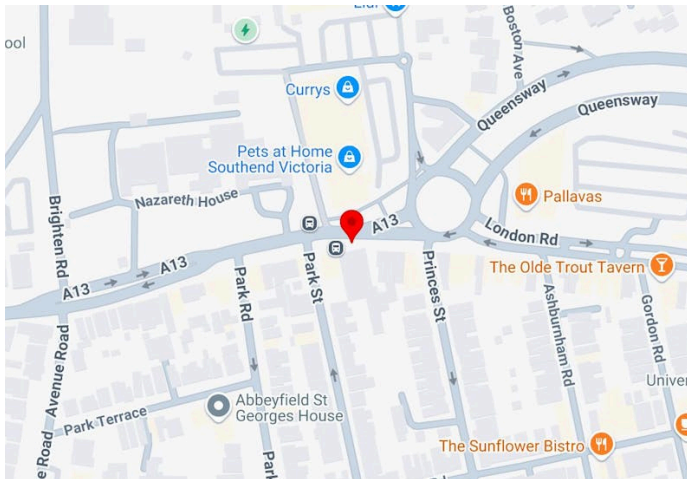
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## Offices

86-88 Baxter Avenue,  
Southend-On-Sea,  
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SS2 6HZ  
Tel: 01702 343060

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



## 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

## 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