



Ayers & Cruiks
COMMERCIAL

To Let
445 sq ft

**117 Hamlet Court Road,
Westcliff-on-Sea, SS0 7ES**

Ground floor retail unit to let in
busy high street location

- Ground floor retail unit
- Located in a busy high street location
- New lease available
- Rent only £10,000 per annum exclusive plus VAT if applicable.

www.ayerscruiks.co.uk



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Summary

- Rent: £10,000 per annum
- Business rates: Interested parties are advised to contact the local authority to confirm their rating liability.
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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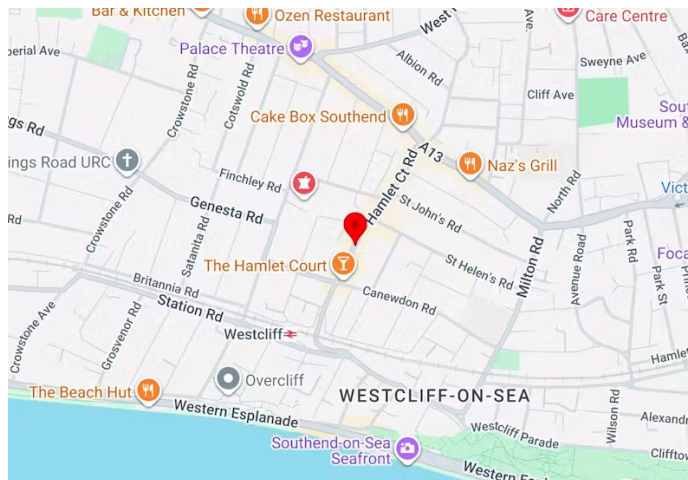
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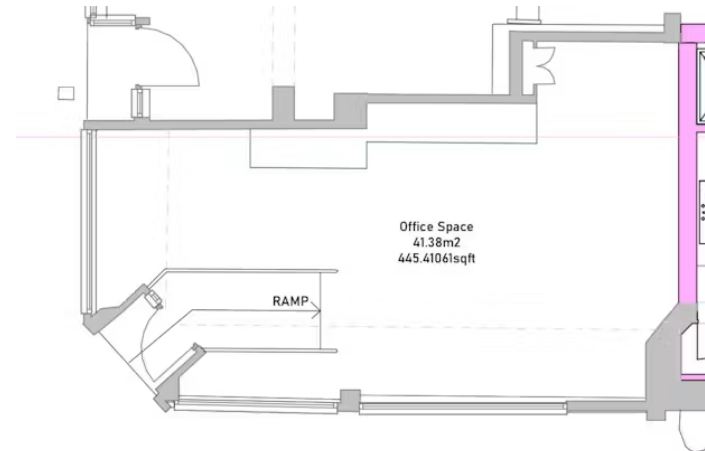


Description

The property comprises approximately 445 sq ft of ground floor retail accommodation. Having recently been acquired by our client, the premises are being offered to let on a new full repairing and insuring lease, upon terms to be agreed. The accommodation would suit a variety of retail, office, or service-based uses, subject to the necessary consents where required.

Location

The premises are situated within the well-established retail parade on Hamlet Court Road, Westcliff-on-Sea, a popular commercial thoroughfare located a short distance from Westcliff Railway Station. The area benefits from good levels of passing trade and accessibility, with convenient curbside parking bays available along Hamlet Court Road.



Accommodation

Description	sq ft	sq m
Retail	445	41.34
Total	445	41.34

Viewings

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

Terms

New lease available for a term to be agreed.

Rent

Rent only £10,000 per annum exclusive plus VAT if applicable.