



Ayers & Cruiks
COMMERCIAL

To Let
558 sq ft

**753 London Road,
Westcliff-on-Sea, SS0 9SU**

Ground floor retail unit with
kitchenette and WC facilities
and high levels of footfall.

- Prominent position
- Glazed frontage
- New lease available
- £10,000 per annum

www.ayerscruiks.co.uk



753 London Road, Westcliff-on-Sea,
SS0 9SU

Summary

- Rent: £10,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (72)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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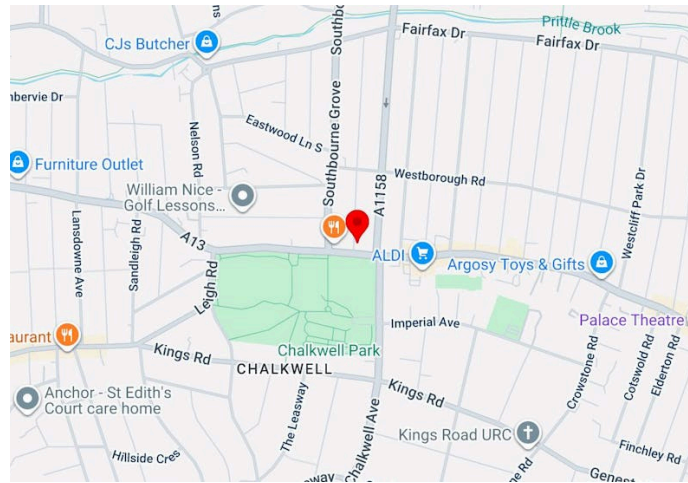
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Tel: 01702 343060

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



Description

Ground floor retail unit with a glazed frontage benefitting from WC and kitchenette facilities.

Location

This property occupies a prominent position on one of Westcliff's main arterial routes, benefiting from strong passing traffic and great visibility. It is situated within an established mixed commercial and residential area, with convenient access to Southend-On-Sea town centre, local amenities and transport links including Westcliff and Southend Central train stations.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Retail	558	51.84	Available



Terms

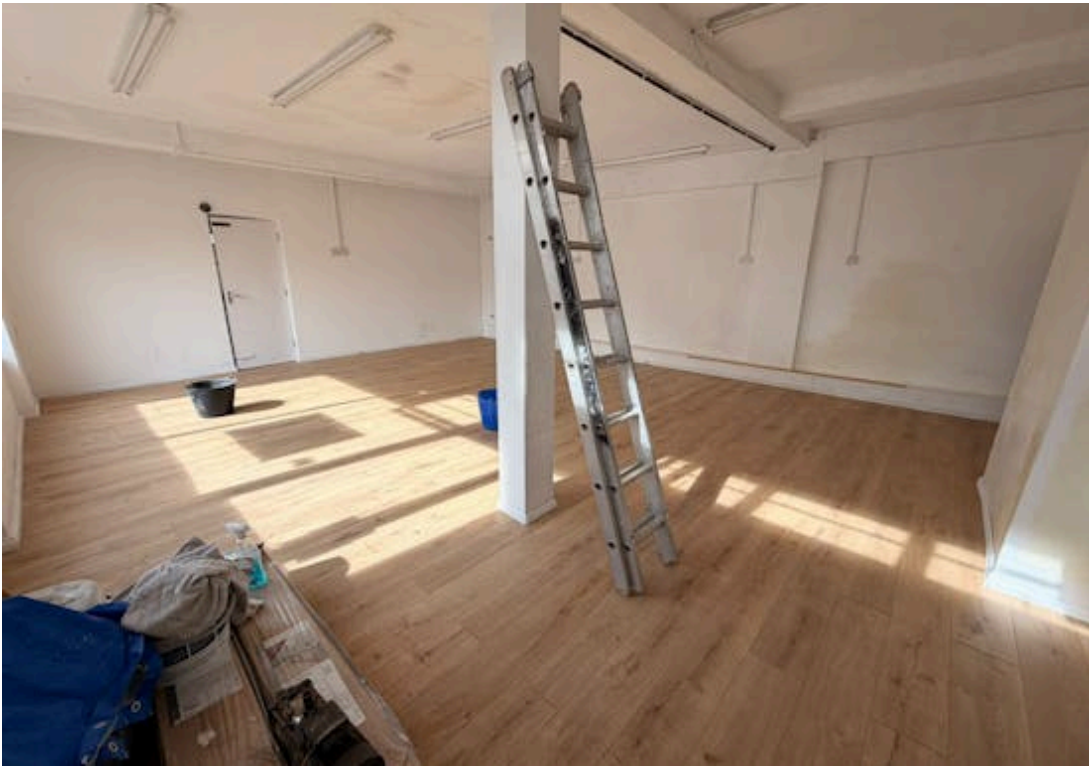
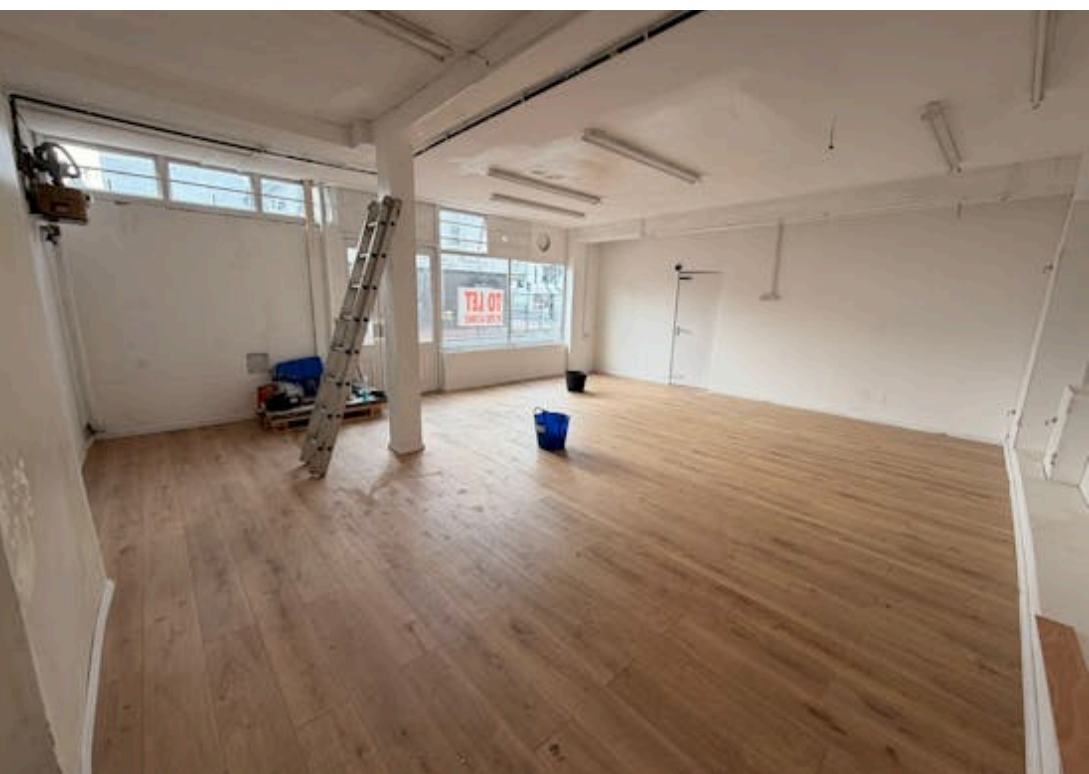
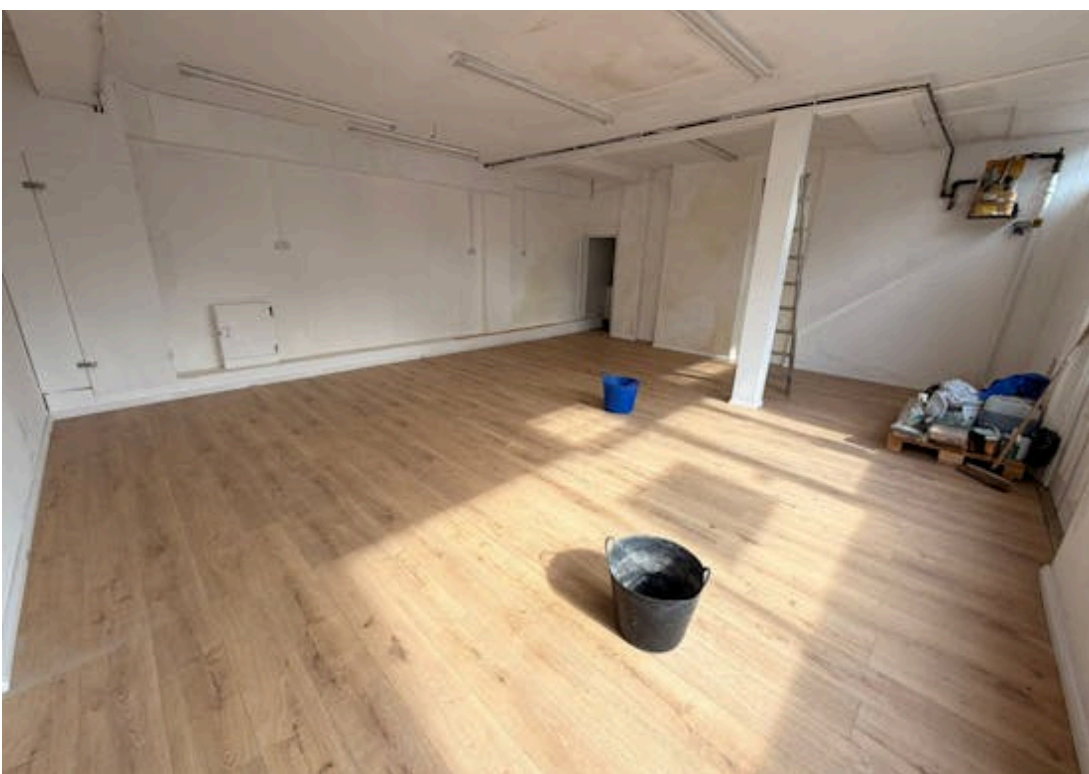
The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

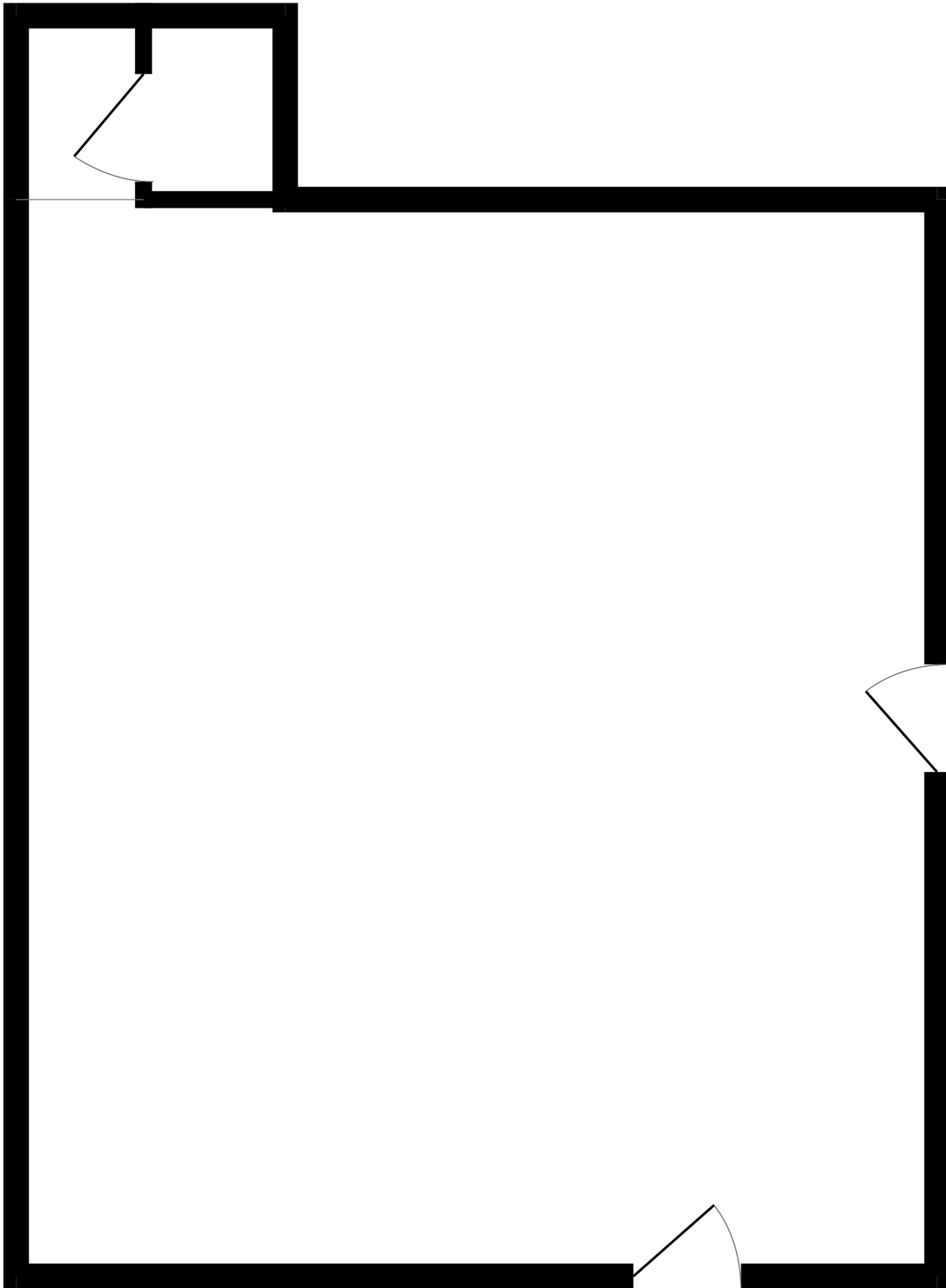
£10,000 per annum exclusive

Viewings

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



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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