



140-142 Sutton Road, Southend-On-Sea, SS2 5ER To Let | 725 sq ft



# 140-142 Sutton Road, Southend-On-Sea, SS2 5ER

### Summary

- Rent: £12,000 per annum
- Business rates: £3,193.60 per annum Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (60)
- Lease: New Lease

## Further information

· View details on our website

### **Contact & Viewings**

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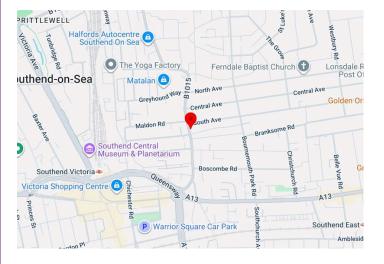
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#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford,

Essex, CM2 6JY

Tel: 01245 202555



# **Key Points**

- Retail Shop Available
- · Premium: Open to offers
- Kitchen and x3 W.C
- New Lease Available
- Rent Only £12,000 Per Annum Exclusive

## Description

The property includes a shop area, a kitchen, and a staff toilet, along with two additional toilets for customer use. There is also layby parking available at the front of the shop. The landlords are seeking a Premium and is open to offers.

### Location

Ground-floor retail unit located in a busy area of Southend-on-Sea. The shop benefits from strong footfall, good visibility, and excellent transport links, with Southend Victoria, Central, and Prittlewell stations all nearby.



Positioned among a mix of local shops and amenities, it offers an ideal location for a variety of retail- or service-based businesses.

## Accommodation

| Building Type | Size      | sq ft | sq m  | Availability |
|---------------|-----------|-------|-------|--------------|
| Retail        | 725 sq ft | 725   | 67.35 | Available    |

## Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### **Terms**

Fully repairing and fully insuring by virtue of service charge

#### Rent

£12,000 Per Annum Exclusive

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