



Ayers & Cruiks
COMMERCIAL

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

Retail unit with a kitchen, one staff and two customer toilets and layby parking.

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: Incoming 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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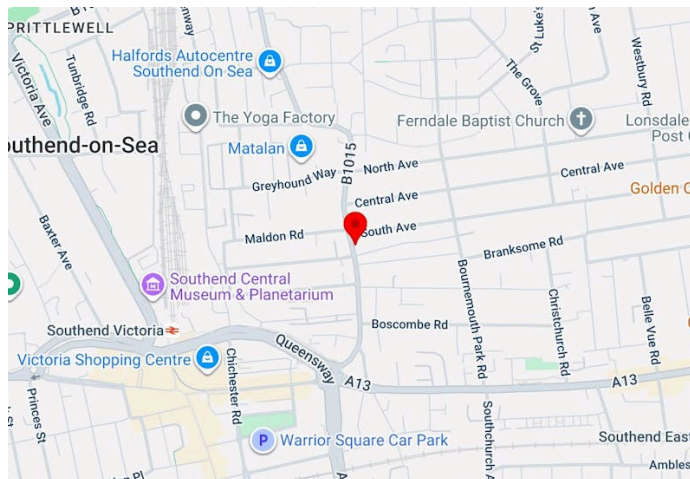
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Key Points

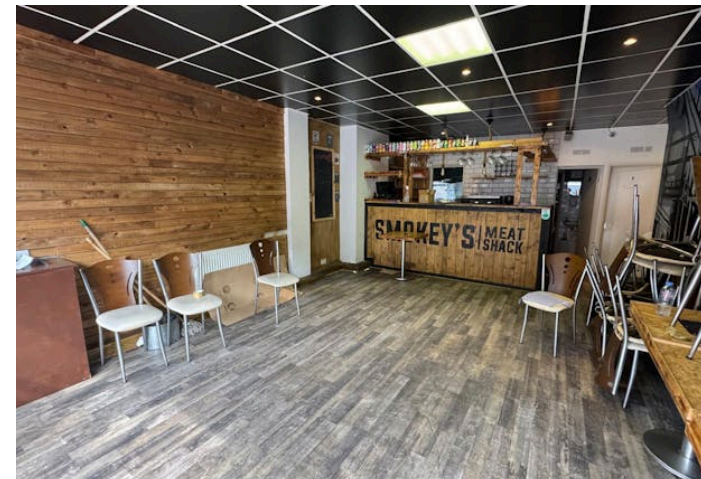
- Retail Shop Available
- Premium: Open to offers
- Kitchen and x3 W.C
- New Lease Available
- Rent Only £12,000 Per Annum Exclusive

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

