



Ayers & Cruiks
COMMERCIAL

To Let

926 sq ft

**721 London Road,
Westcliff-on-Sea, SS0 9ST**

**Large ground floor retail unit in
a prominent location**

- Glass shop frontage
- High pedestrian footfall
- WC facilities
- New lease available
- £15,000 per annum

www.ayerscruiks.co.uk



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SS0 9ST

Summary

- Rent: £15,000 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 (61)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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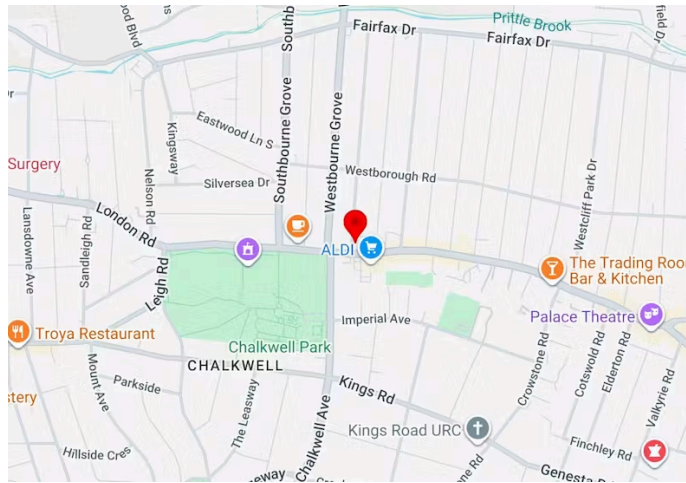
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Description

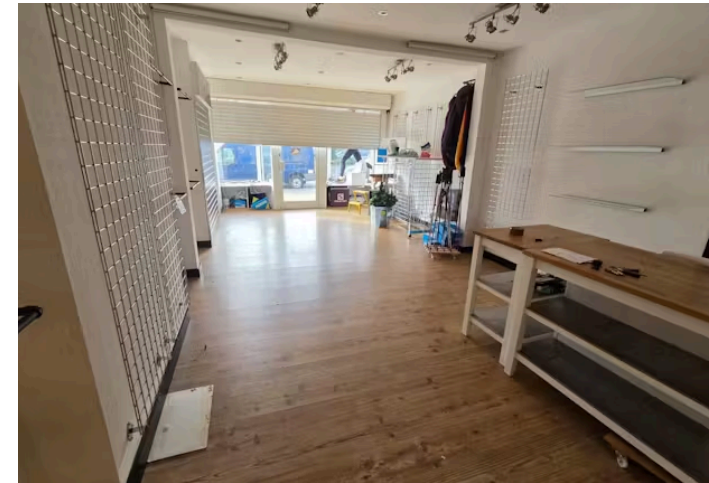
Ground floor retail unit benefitting from a glass frontage, WC facilities and additional rooms suitable for storage.

Location

This property is located on a busy retail thoroughfare in Westcliff-On-Sea, benefitting from strong passing footfall and a mix of nearby local and national occupiers. Westcliff train station is within close proximity, providing direct services to London Fenchurch Street, while the A13 London Road offers convenient access to Southend-on-Sea and the wider Essex road network.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	926	86.03



Terms

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

Rent

£15,000 per annum exclusive

Viewings

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