



Ayers & Cruiks
COMMERCIAL

To Let
700 sq ft

**280 London Road,
Westcliff-on-Sea, SS0 7JG**

**Ground floor unit suitable for
office/ retail use**

- Aircon Available
- W.C & Kitchenette
- Storage To the Rear
- New lease available upon the simultaneous surrender of the current lease
- £11,000 per annum exclusive

www.ayerscruiks.co.uk



280 London Road, Westcliff-on-Sea,
SS0 7JG

Summary

- Rent: £11,000 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
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

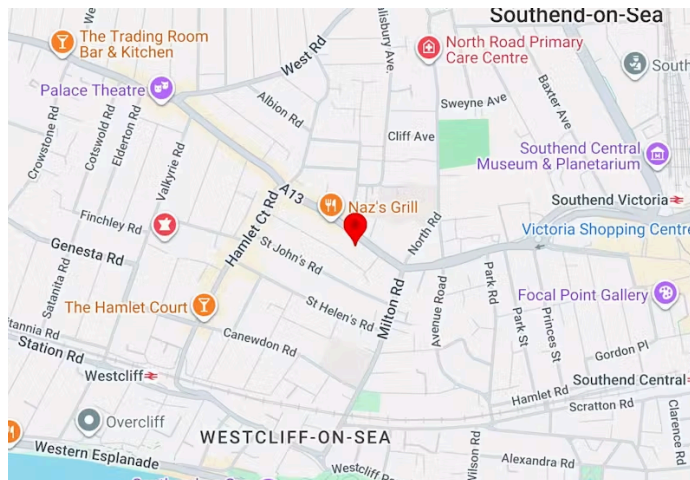
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

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



Description

Ground floor retail/ office unit featuring open plan space at the front, further separate rooms to the rear and WC and kitchenette facilities.

Location

The property occupies a prominent position on London Road in the heart of Westcliff-On-Sea, benefiting from high levels of passing traffic and great visibility. Westcliff train station is within walking distance, providing direct services to London Fenchurch Street, while the A127 offers convenient access to the wider Essex road network. The surrounding area comprises a mix of established retail, office and residential uses.

Accommodation

Building Type	sq ft	sq m	Availability
Retail	700	65.03	Available



Viewings

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

Terms

The premises is available to let on a new full repairing and insuring lease for a term to be agreed. The grant of a new lease is conditional upon the simultaneous surrender of the current lease.

Rent

£11,000 Per Annum Exclusive

