



Ayers & Cruiks
COMMERCIAL

To Let
992 sq ft

**489 Southchurch Road,
Southend-on-Sea, SS1 2PH**

Ground floor retail unit with 4.5m glazed frontage, roller shutter, WC & kitchenette on busy Southchurch Road near Southend East Station.

- Ground floor retail unit with a 4.5m glazed shop frontage.
- Security roller shutter, W.C. and kitchenette included.
- Large open-plan retail space, previously used as a plumbing shop.
- Prominent Southchurch Road location with strong passing traffic and footfall.
- Approximately 1 mile from Southend city centre and close to Southend East railway station.

www.ayerscruiks.co.uk



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Summary

- Rent: £13,500 per annum
- Business rates: Interested parties are advised to contact Southend City Council 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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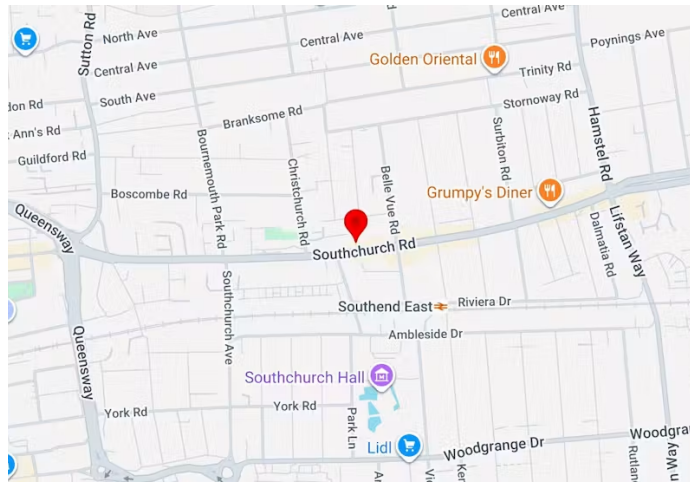
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Description

Ground floor retail unit with a 4.5m glazed shop frontage and security roller shutter. The property comprises a large open-plan retail area, previously occupied as a plumbing shop. It also benefits from kitchenette and W.C. facilities. The unit is suitable for a variety of retail and commercial uses, subject to the necessary consents.

Location

Occupying a prominent position on Southchurch Road, this property benefits from strong passing traffic and good local footfall. Surrounded by independent retailers, cafés, professional services, and residential accommodation, it is conveniently located 1 mile east of Southend city centre and close to Southend East train station, offering regular services to London Fenchurch Street.

Accommodation

Description	sq ft	sq m
Retail Shop	992	92.16
Total	992	92.16

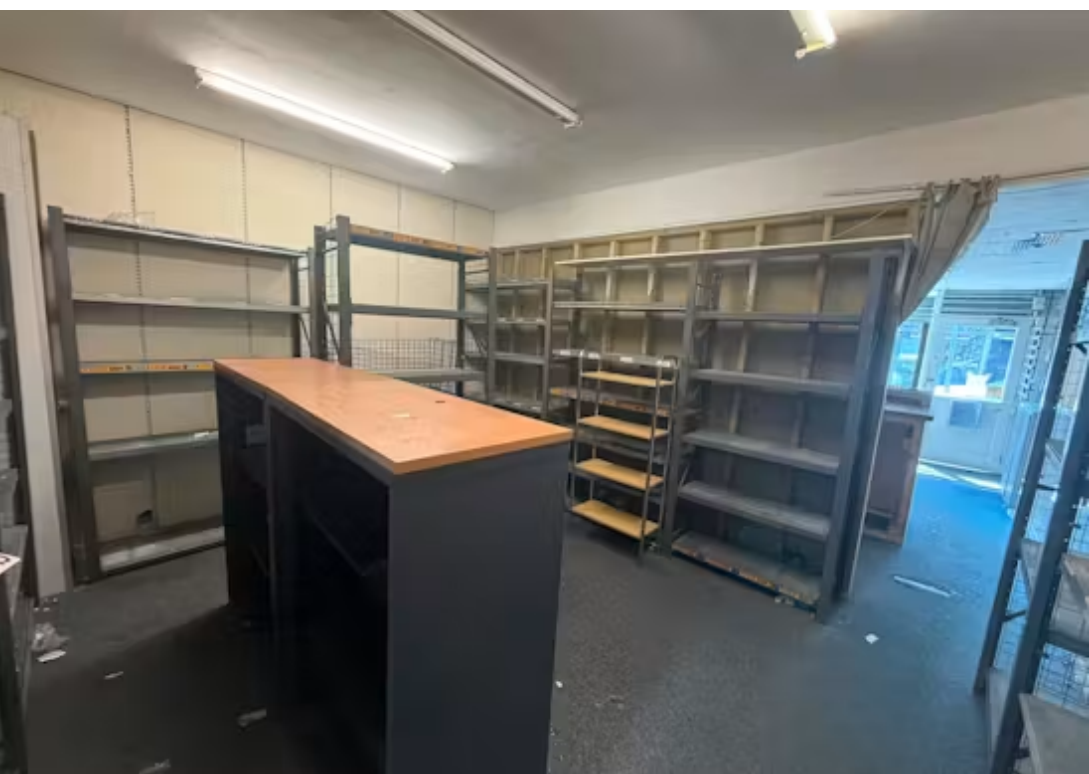


Viewings

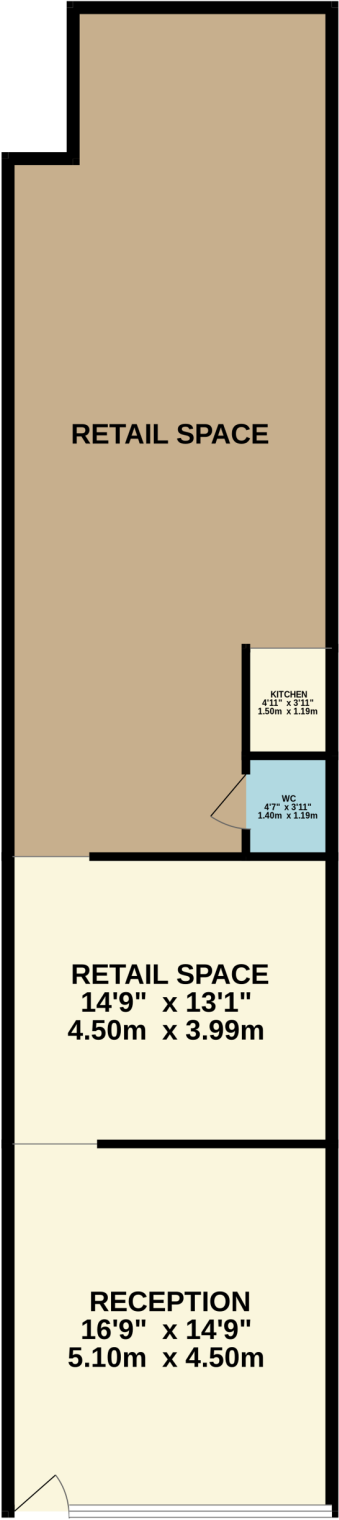
Strictly by prior appointment via the landlord's appointed agents Ayers & Cruiks.

Rent

Rent Only £13,500 Per Annum Exclusive



GROUND FLOOR
992 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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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