



Ayers & Cruiks
COMMERCIAL

To Let
3,500 sq ft

**44-48 London Road,
Southend-On-Sea, SS1 1NX**

Retail premises located just off Southend High Street, close to Ask Italian, Nando's, Wingstop, and other big food chains.

- Main Road Position
- Town Centre Location
- Close to Ask, Pizza Express & Nandos
- New Lease Available
- Rent Only £45,000 Per Annum Exclusive

www.ayerscruiks.co.uk



44-48 London Road, Southend-On-Sea, SS1 1NX

Summary

- Rent: £45,000 per annum
- Business rates: Interested parties are advised to contact 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
- 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

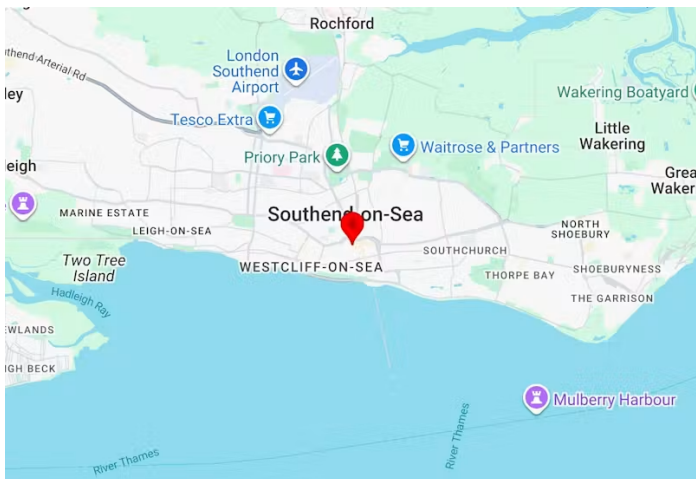
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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

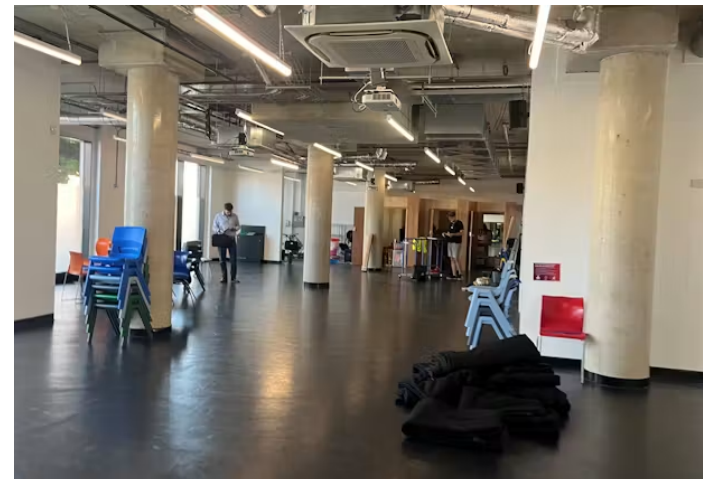
Large ground floor retail unit previously operating as a gym with a public car park nearby with in excess of 310 spaces. The development occupies a prominent corner position at the junction of London Road and College Way and comprises of over 560 student flats.

Location

Situated within the recognised restaurant / bar quarter of the town, it is therefore in direct proximity to a number of bars and restaurants, including Pizza Express, Nando's, ASK, and the Odeon Multiplex. Southend High Street and The Victoria shopping centre are also nearby which incorporates major retailers including New Look, Starbucks, Next, and Deichmann Shoes.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Unit	Retail	3,500	325.16



Terms

Available on a new full repairing and insuring lease, for a term to be agreed.

Rent

£45,000 per annum exclusive

Viewings

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