



Ayers & Cruiks
COMMERCIAL

To Let

400 sq ft

**19 West Road, Westcliff-
on-Sea, SS0 9AU**

Newly fitted, modern coffee shop with a kitchen, WC and storage room.

- Ideal for use as a coffee shop
- £10,000 premium for fixtures and fittings
- Prominent location
- New lease available
- £6,000 for the first year then £10,000 per annum thereafter

www.ayerscruiks.co.uk



19 West Road, Westcliff-on-Sea, SS0
9AU

Summary

- Rent: £6,000 - £10,000 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

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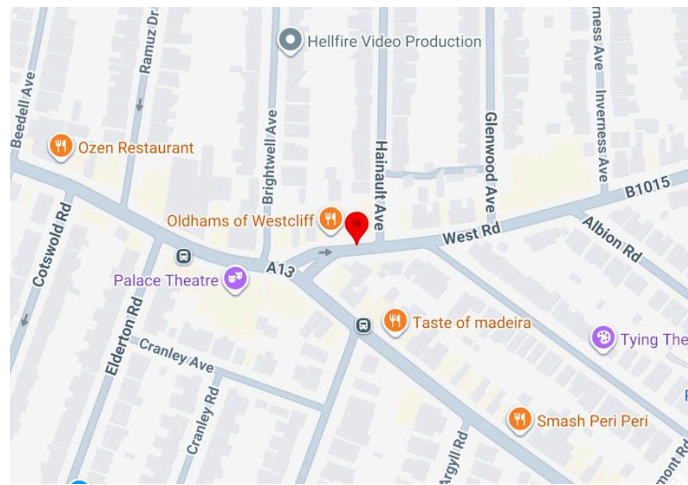
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Description

Ground floor, modern retail unit, previously trading as a coffee shop benefitting from a newly fitted shop front with glazed frontage spanning 4.4m, roller shutter door, awning, main seating area with a trade counter/ kitchen, WC and storage room. There is also lay-by parking to the front of the property and gas central heating. The landlord is seeking a £10,000 premium for fixtures and fittings.

Location

This property occupies a prominent position in Westcliff-On-Sea within an established mixed-use commercial and residential area. It benefits from close proximity to local amenities, cafés and retail occupiers, with great connections via Westcliff train station providing direct access to London Fenchurch Street. Southend city centre and the seafront are also located nearby.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Retail	400	37.16	Available



Terms

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

Rent

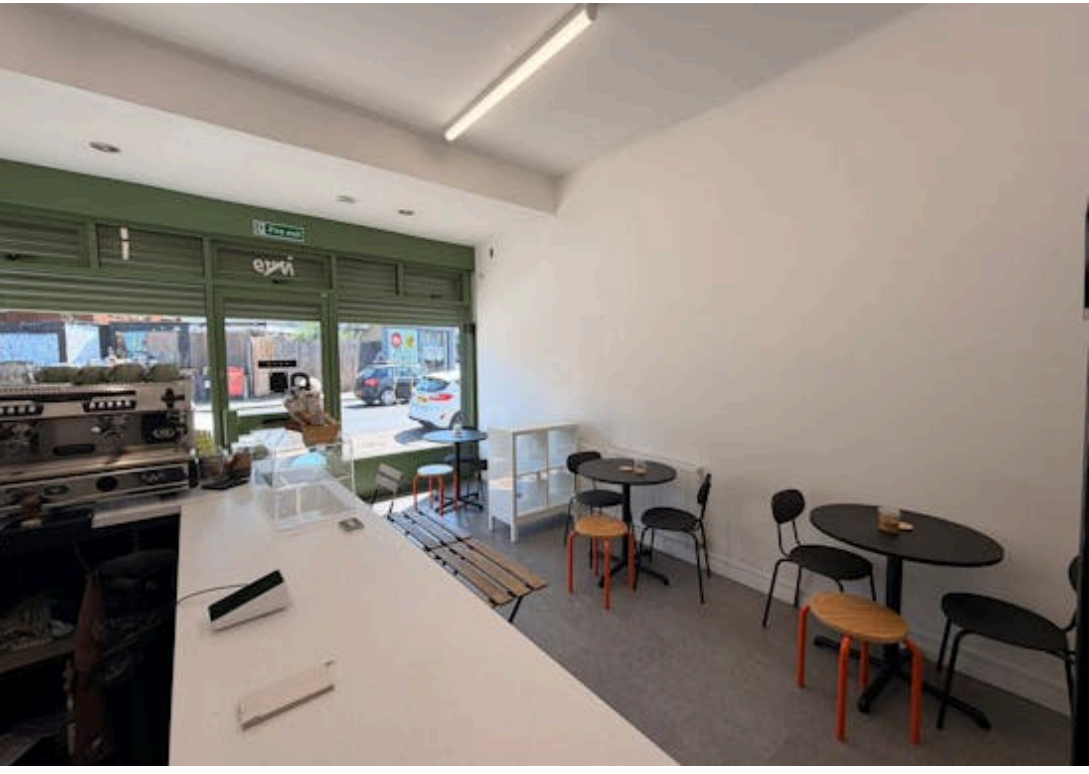
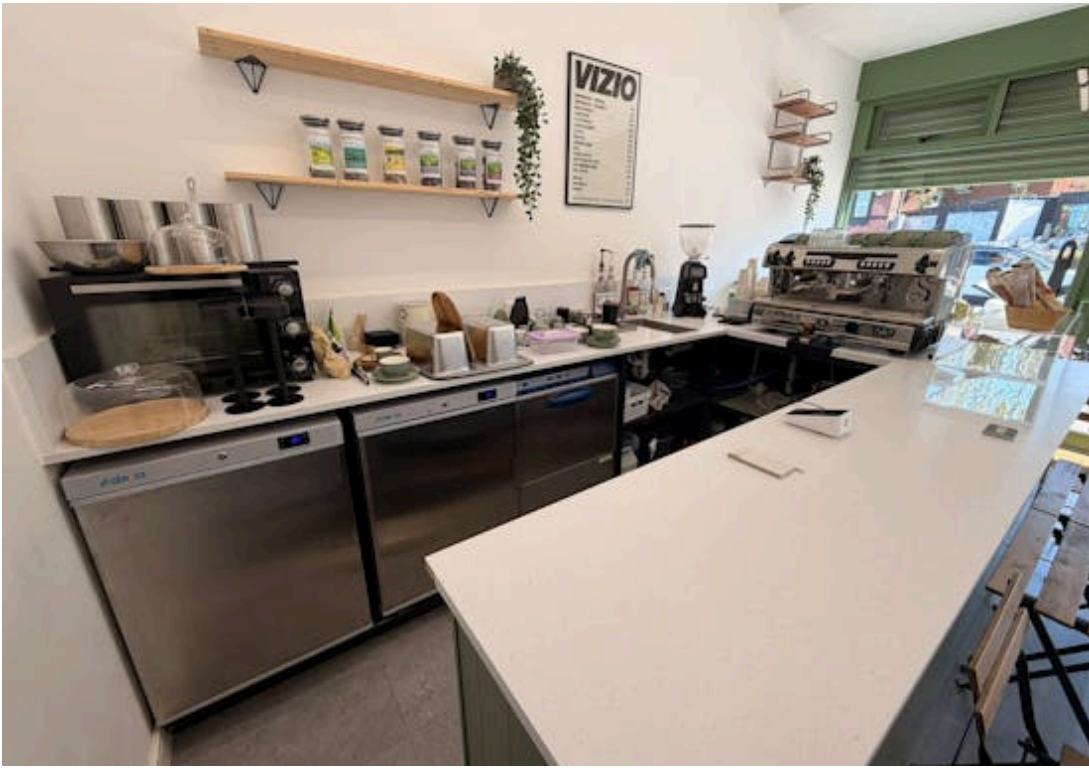
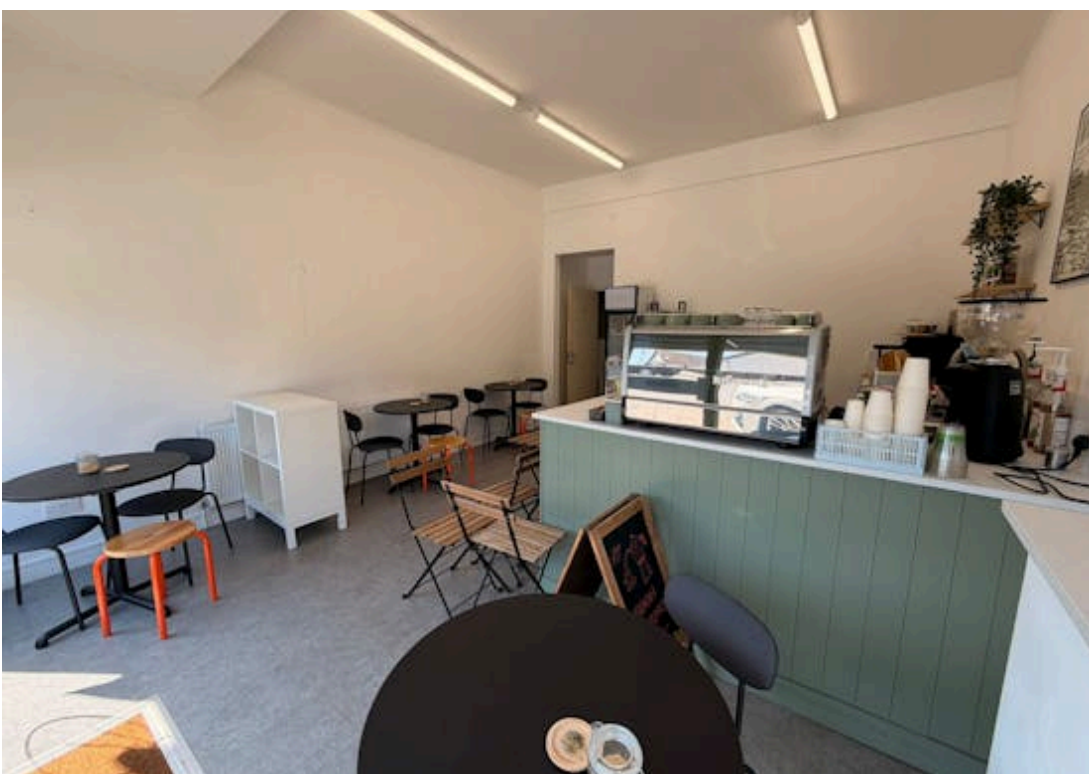
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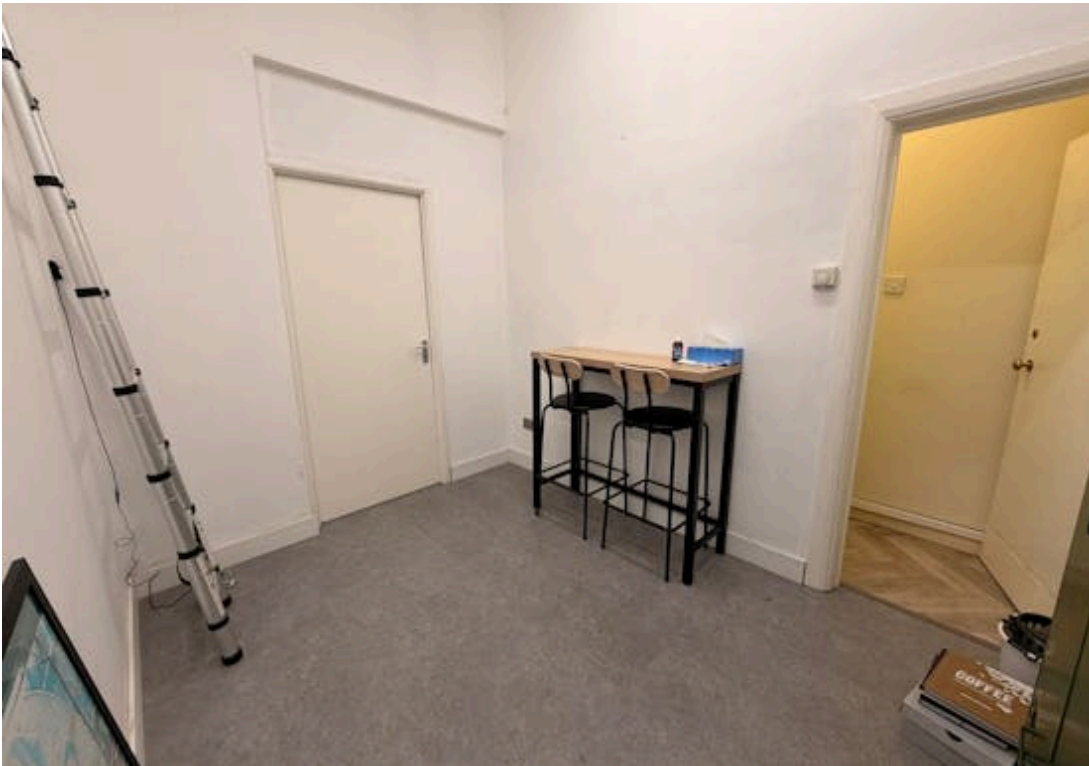
Premium

Landlord is seeking £10,000 premium for all current fixtures and fittings e.g. coffee machine, fridges and dishwashers, tables and chairs, microwave oven, coffee grinder and more.

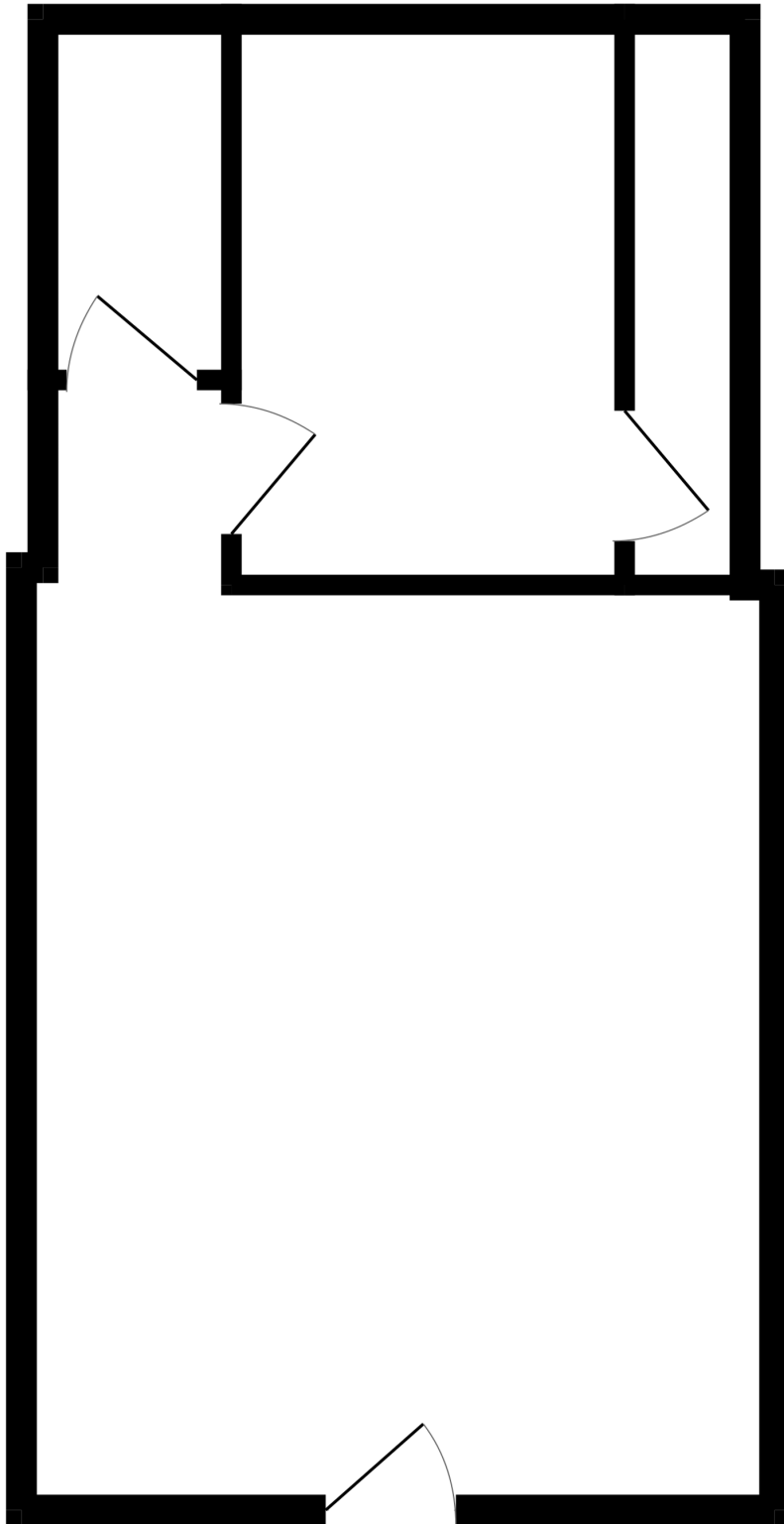
Viewings

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





GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 400 sq.ft. (37.2 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.