



Ayers & Cruiks
COMMERCIAL

To Let
715 sq ft

**763 London Road,
Westcliff-on-Sea, SS0 9SU**

London Road retail unit, fitted
as a beauty salon with A/C, 5.3m
glazed frontage.

- Prominent London Road location
- Currently fitted as a beauty & cosmetics salon
- Air-conditioned and finished to a high standard
- Fully glazed frontage of approximately 5.3m
- £15,000 premium sought for equipment & fittings
- Rent Only £15,000 Per Annum Exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £15,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- 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

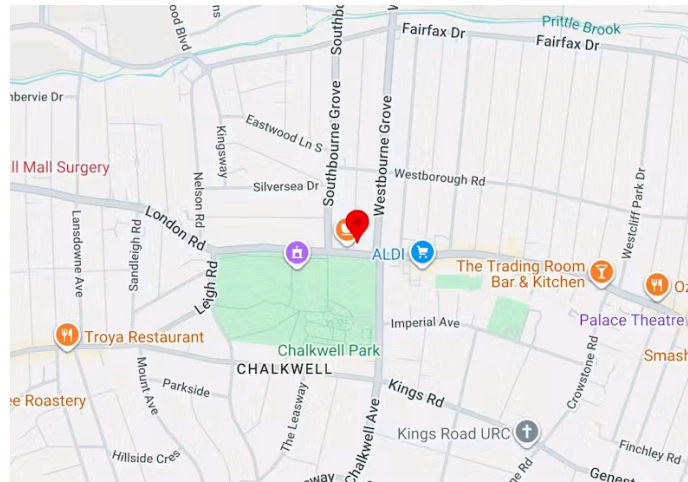
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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

Ground-floor shop currently operating as a beauty and cosmetics salon. The premises are air-conditioned and have been fitted out and decorated to a high standard, with an impressive fully glazed frontage spanning approximately 5.3 meters.

The tenant is also seeking a premium of £15,000 for all equipment and fittings currently in situ.

Location

The property is situated on London Road, a busy commercial route through Westcliff-on-Sea, surrounded by a mix of retailers, restaurants, and local businesses. The location benefits from good levels of passing traffic, regular bus services, and convenient access to Westcliff, Leigh-on-Sea, and Southend city center.

Accommodation

Floor/Unit	sq ft	sq m
Ground	715	66.43



Terms

A new lease is available for a term to be agreed upon.

Rent

Rent is only £15,000 per annum exclusive plus VAT if applicable.

Viewings

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

