Ayers & Cruiks
COMMERCIAL

For Sale
1,639 sq ft

721 London Road, Westcliff-on-Sea, SS0 9ST

Ground floor shop with two bedroom self contained flat above and a rear yard.

- Large ground floor retail unit
- High pedestrian footfall
- Freehold opportunity
- Offers from £350,000

www.ayerscruiks.co.uk

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Summary

- Price: Offers from £350,000
- Business rates: £3,792.40 per annum - Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed

Further information

- View details on our website

Contact & Viewings

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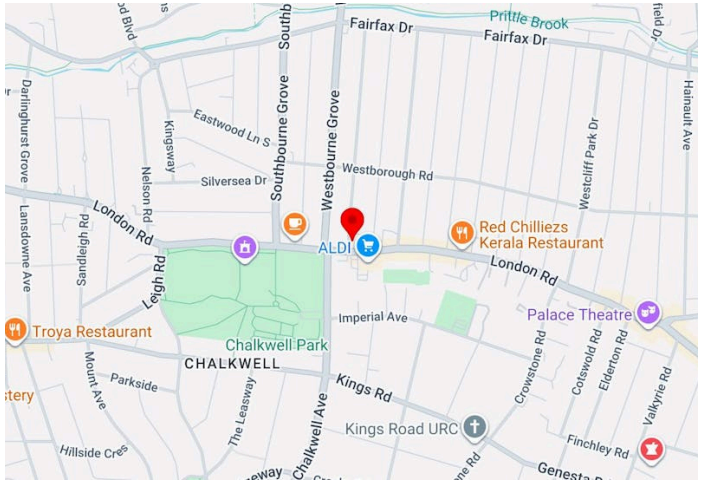
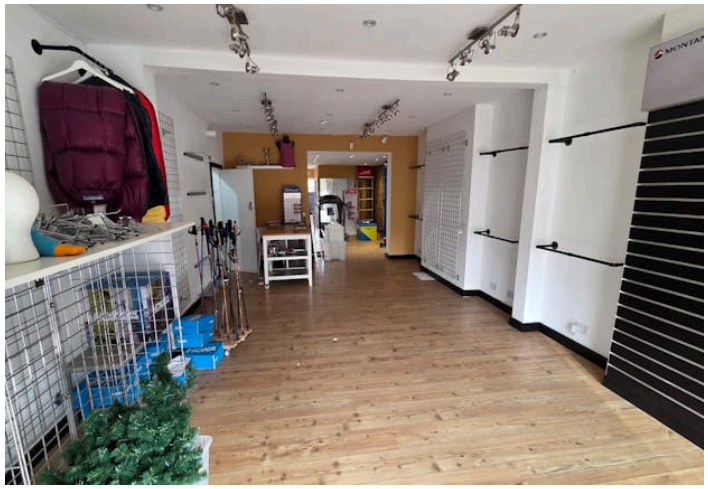




Description

A ground floor retail unit with a self contained two bedroom flat above and a rear yard. The retail unit benefits from a glass frontage, WC facilities and extra rooms suitable for storage.

Location

This property is located on a busy retail thoroughfare in Westcliff-On-Sea, benefiting from strong passing traffic and a mix of nearby local and national occupiers. Westcliff train station is within close proximity, providing direct services to London Fenchurch Street, while the A13 London Road offers convenient access to Southend-On-Sea and the wider Essex road network.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	926	86.03
1st	Residential Flat	713	66.24
Total		**1,639**	**152.27**

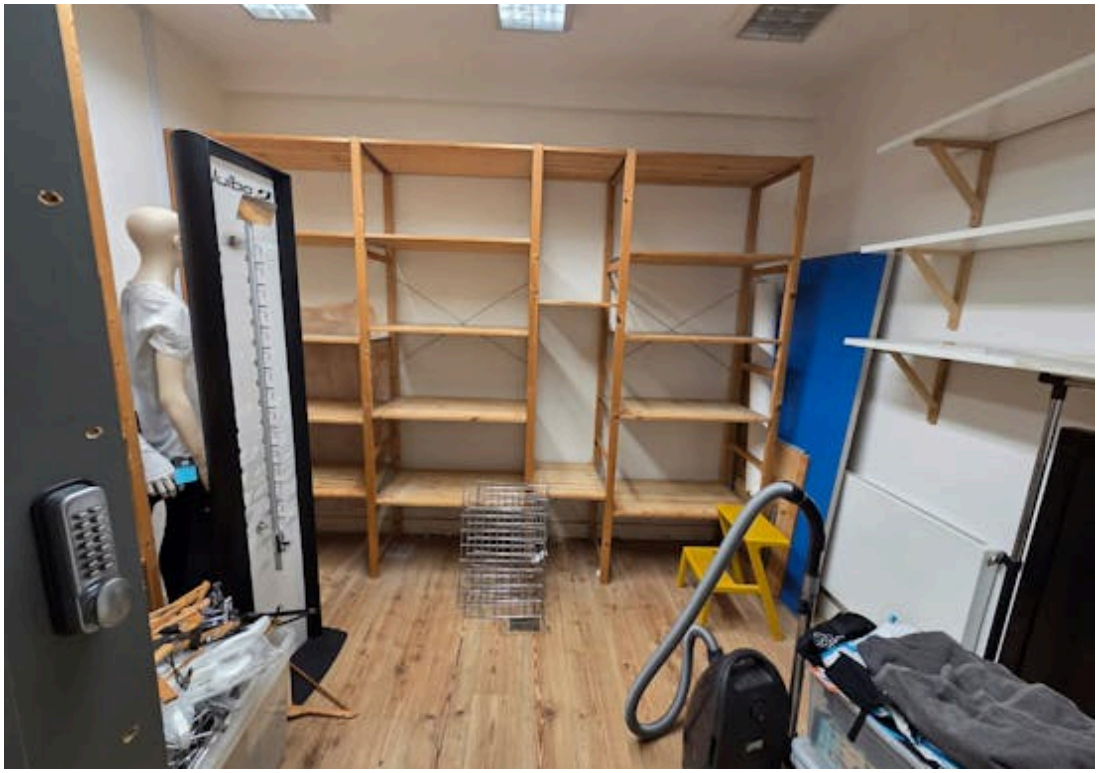
Price

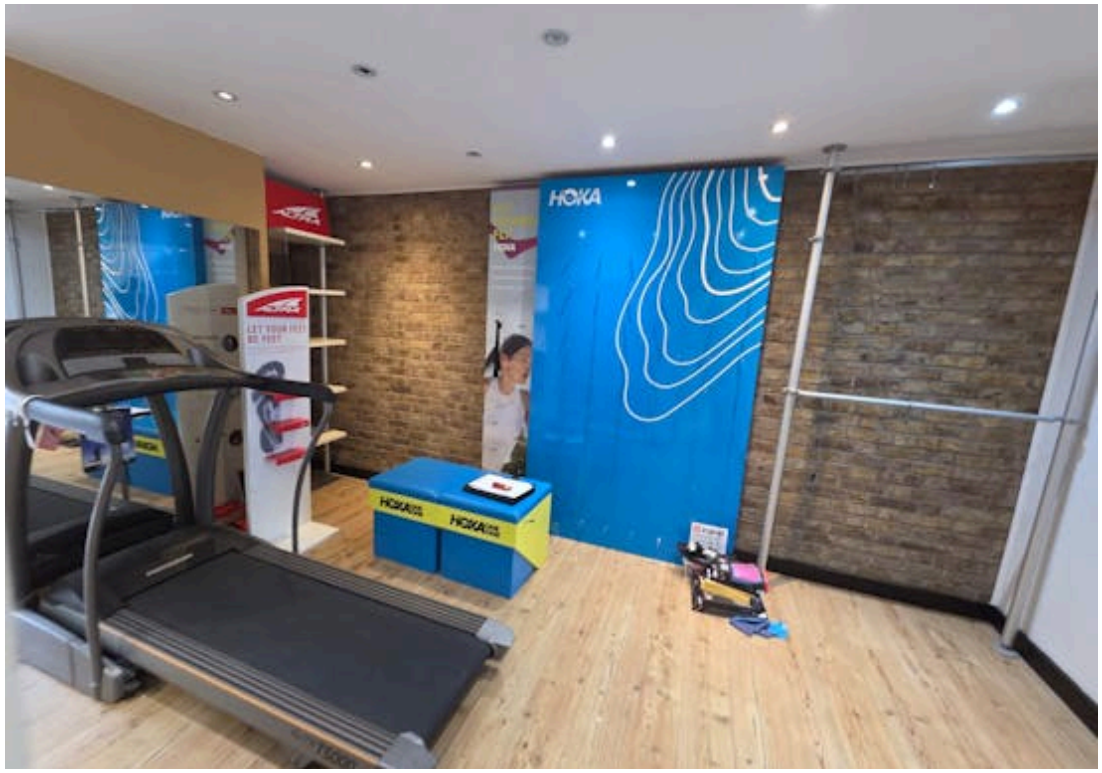
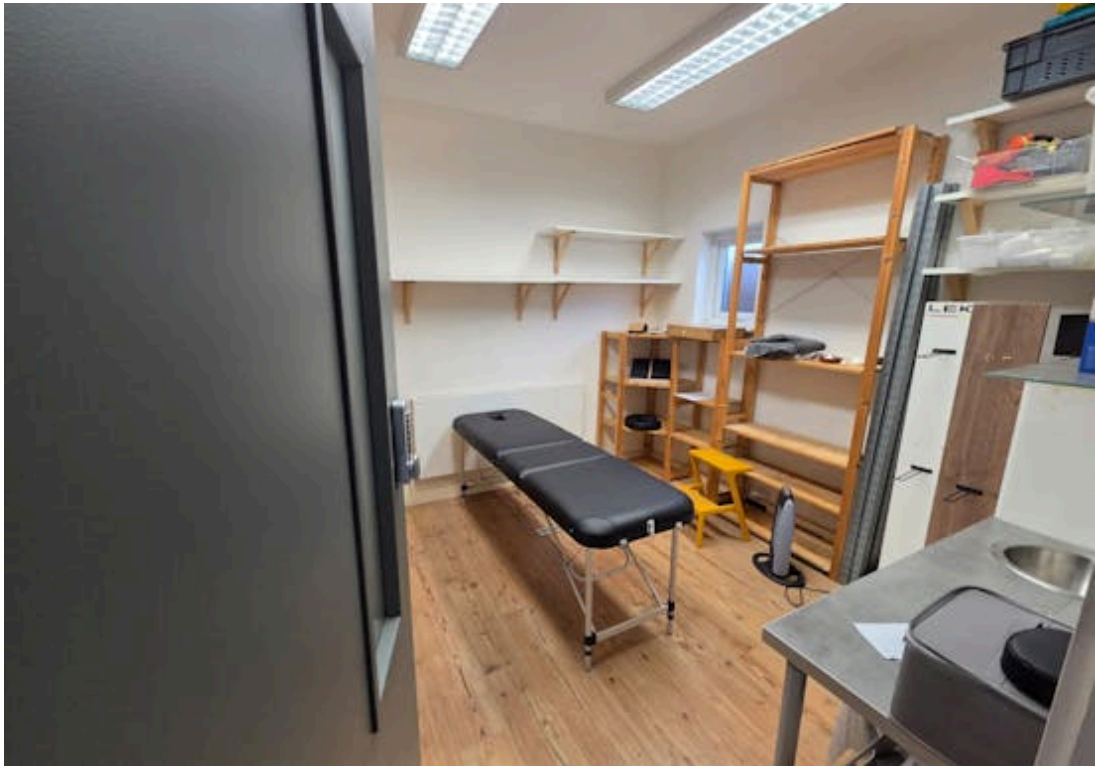
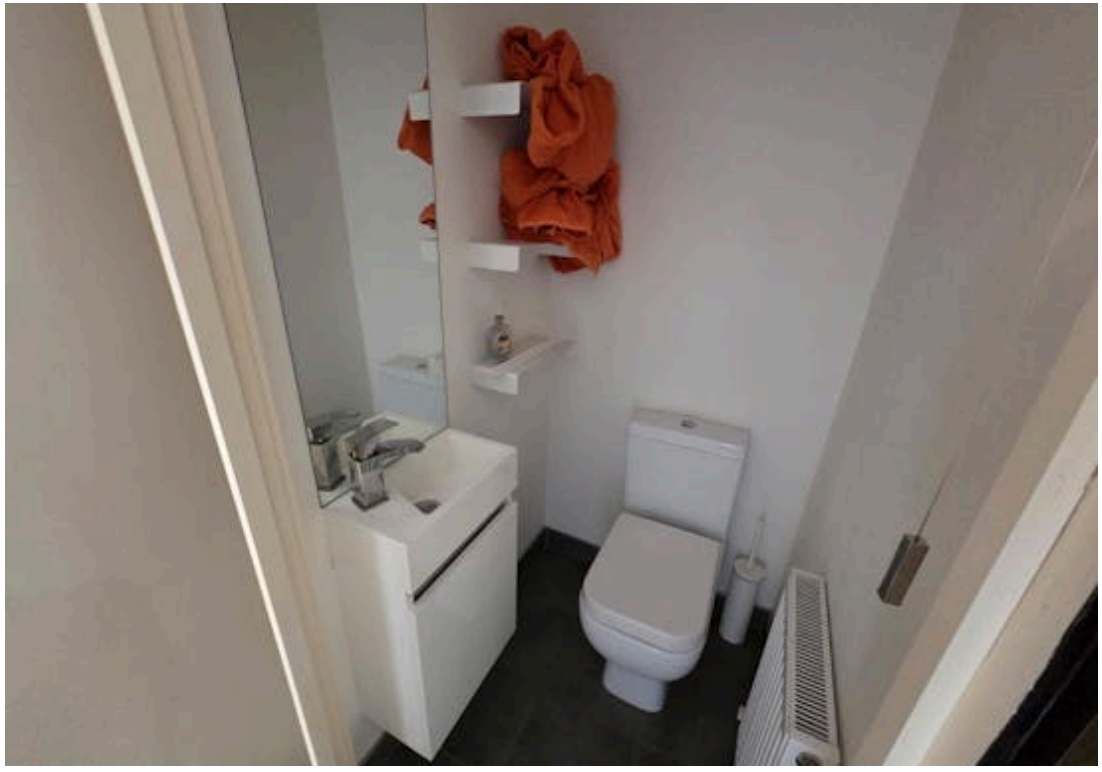
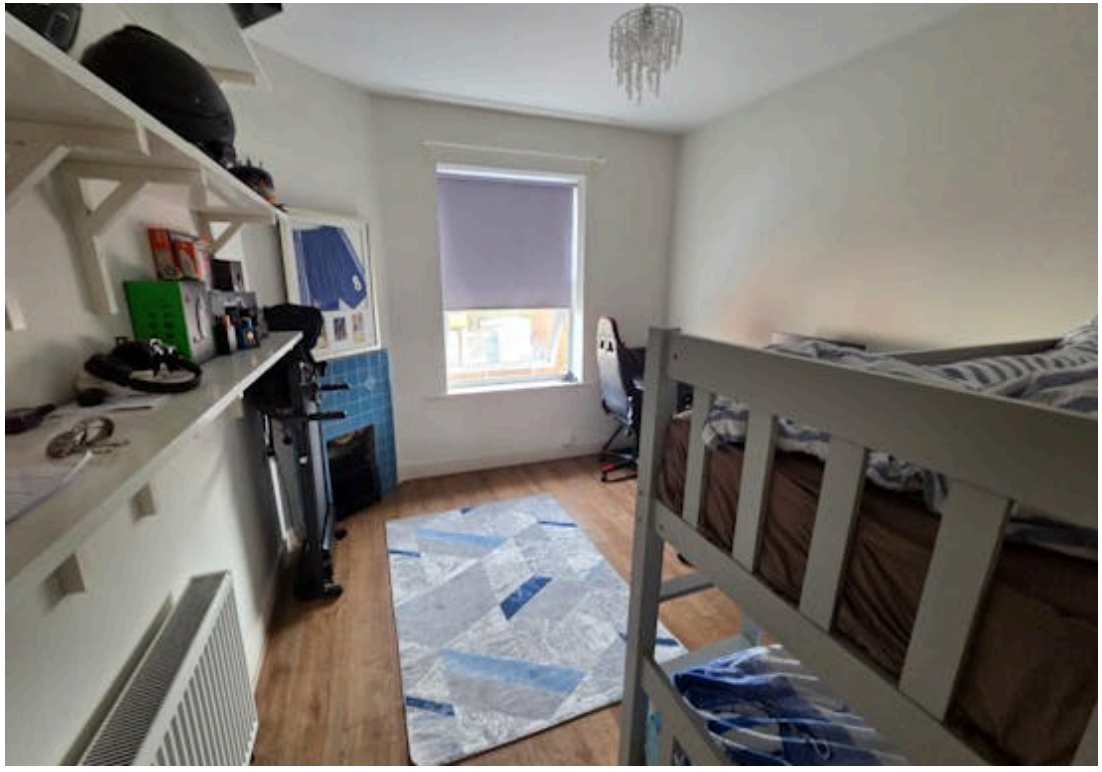
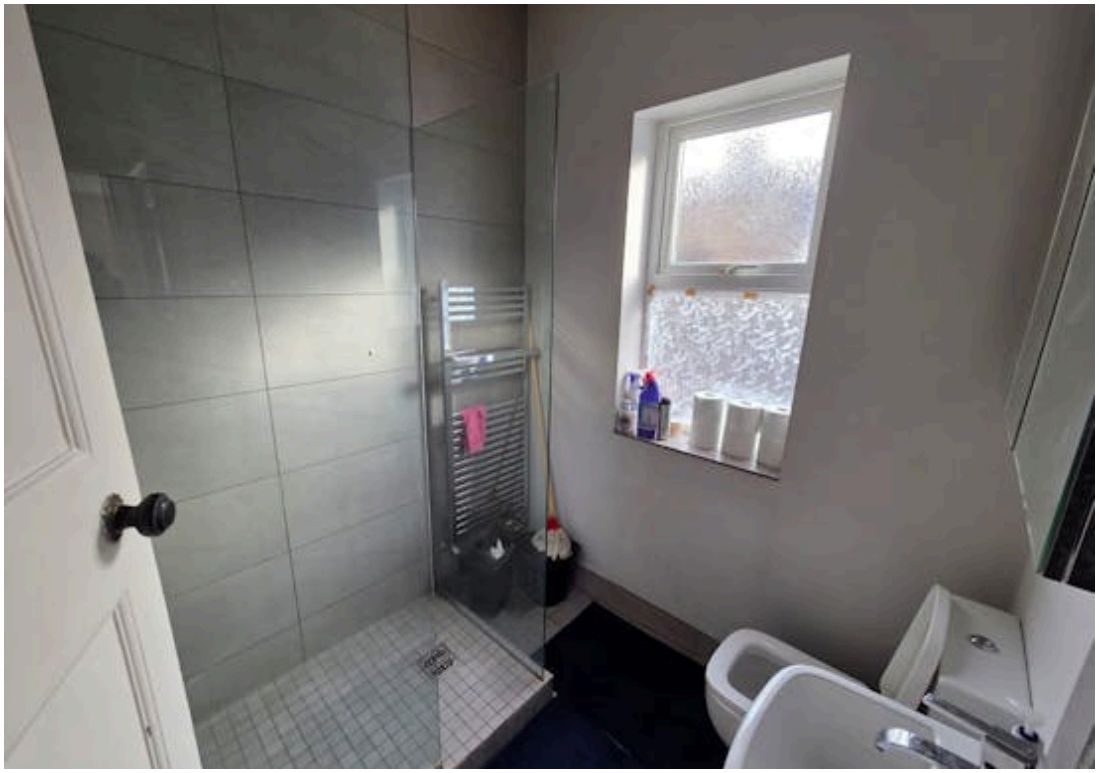
Offers from £350,000

Viewings

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

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Mar 2026.

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