

139 West Road
Westcliff-on-Sea
Essex
SS0 9DH



TO LET
SHOWROOM & FIRST FLOOR OFFICES
SUITABLE FOR ALERNATIVE USES (STP)
APPROX 6,006 SQ FT (558 SQ MS)



139 West Road, Westcliff-on-Sea, Essex, SS0 9DH

A car showroom with first floor offices. The existing operator is due to vacate the property and, as well as a continuation of the established motor sales activities, the premises may be suitable for alternative uses (STP).

The property benefits from a prominent frontage on the Northern side of West Road, a short distance from Southend City Centre which has a population of circa 180,000. The surrounding area is predominantly residential in nature and the property is conveniently positioned for both the A13 and A127. Mainline train services are available at Southend Victoria (0.6 miles), Southend Central (0.8 miles), Prittlewell (0.6 miles) & Westcliff (0.7 miles).



Accommodation

The built accommodation has been measured on a Gross Internal (GIA) basis and the following approx. floor areas have been calculated:

Showroom Area	4,165 sq ft (387 sq ms)
1 st Floor Offices	1,840 sq ft (171 sq ms)

Features

- Prominent Corner Position
- Established Motor Trade Site
- Close To Southend City Centre
- Showroom & 1st Floor Offices
- Densely Populated Residential Area
- Alternative Use Potential (STP)
- New FRI Lease Available

Terms

The property is available for letting by way of a new, Full Repairing and Insuring lease, subject to a rent of £60,000 p.a. (exclusive). All other terms and conditions by negotiation.

VAT

We are advised that the property is not elected for VAT.

Planning

Interested parties are advised to contact Southend City Council's Planning Department (01702 215004) to ensure that any proposed use is in accordance with current planning policy.

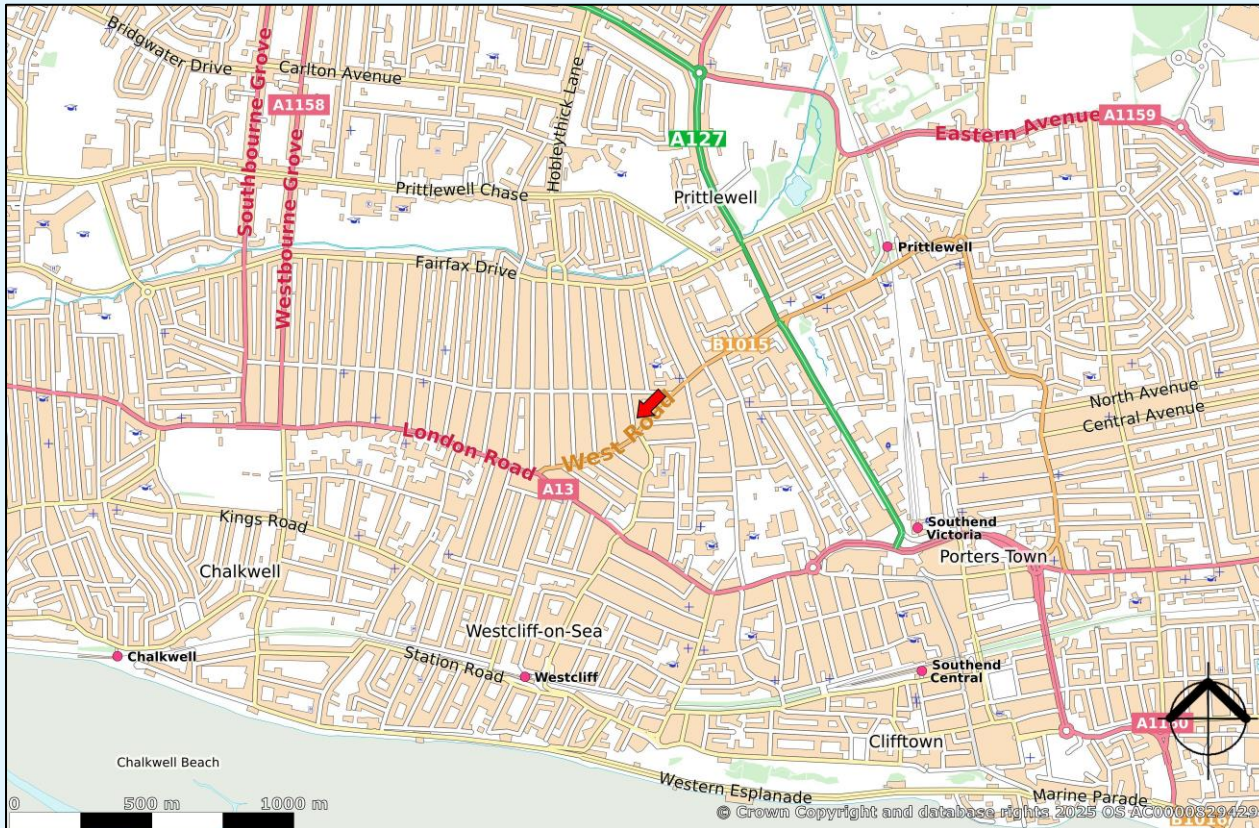
Business Rates

The property being offered for rent currently forms part of a larger rating hereditament. A rating reassessment will therefore need to be undertaken.

Energy Performance Certificate (EPC)

The property has an expired EPC Rating of C-56, which is in the process of being updated.

RENT: £60,000 p.a. (Excl.)





Legal Costs

Each party to bear their own.

Viewing Arrangements

Strictly via prior appointment with the Sole Letting Agents, Dedman Gray Commercial.

For further information or to arrange a viewing contact:

Roy Horton T: 01702 31103

E: royhorton@dedmangray.co.uk



