

315 London Road,
Westcliff-On-Sea,
Essex, SS0 7BX.



**TO LET, WESTCLIFF ON SEA, ESSEX, NEWLY REFURBISHED
OFFICE/RETAIL UNIT, APPROX 390 SQ. FT. (36.23 SQ. M.)**



Accommodation: All areas are approximate and have been measured on a Net Internal basis (NIA).
Total Area = 390 Sq. Ft. (36.23 Sq. Ms.)

Features:

- Newly Refurbished Retail/Office Space
- Full Glass Frontage
- Located On the A13
- Gas Central Heating
- Electric Roller Shutters
- New FRI Lease Available

Terms: A new fully repairing and insuring lease will be made available at a commencing rent of £10,800 per annum (VAT not applicable). All other terms by negotiation.



Business Rates: The property is entered on the 2023 rating list as a Shop and Premises with a current rateable value of £5,900 and may therefore attract 100% small business rates relief. Interested parties are advised to seek verification from Southend City Council on 01702 215001.

Planning: Interested parties are recommended to make their own enquiries with the local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend City Council on 01702 215000.

Services: The property benefits from main services, but we recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

Legal Fees: Each party is to be responsible for their own legal fees.

Viewing: All arrangements to view are by prior appointment only via Dedman Gray on 01702 311 143.