

# TO LET

## PROMINENT RETAIL UNIT



whozoo.

SOUTHEND-ON-SEA

 **116-122 London Road, Westcliff, Essex SS1 1PQ**

Price **£55,000**  
Per Annum



Property Type

**COMMERCIAL PROPERTY**



Size

**5,802 FT<sup>2</sup>**



Tenure

**LEASEHOLD**



Borough

**SOUTHEND-ON-SEA**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



NO

### Local Train Stations



Southend Victoria (0.3 miles)  
Southend Central (0.4 miles)  
Westcliff-on-Sea (0.6 miles)

### Local Amenities



Victoria Shopping Centre (0.1 miles)  
Westcliff-on-Sea (0.7 miles)  
Priory Park (1.3 miles)

### VAT Applicable



NO

### Rateable Value

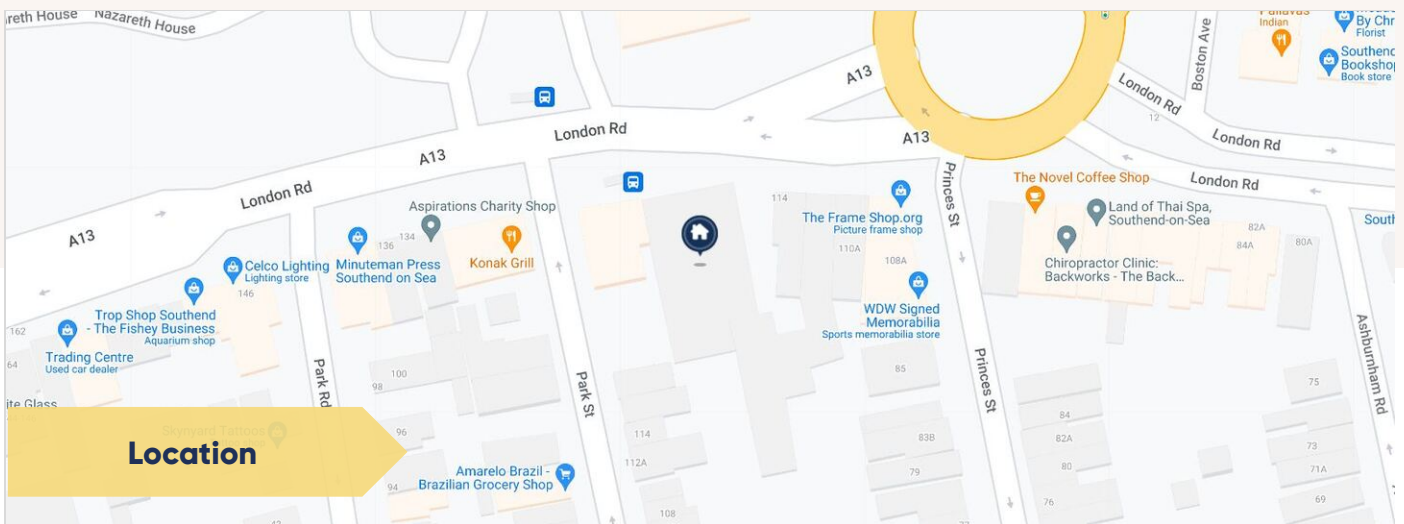


£36,750

### EPC



C



### Location

## Additional Information

This ground-floor retail unit, offering Class E use, is prominently located with excellent visibility on the busy London Road, adjacent to the town centre and Southend High Street shopping area. The property includes a gated yard and parking area with capacity for up to nine vehicles and ample free parking nearby.

The unit, which is currently vacant, requires modernisation and fit-out. It provides a total floor area of 539 sqm (5,802 sqft) and is available for lease as a single unit or can be subdivided into two smaller units, subject to agreement.

Under Use Class E, this property will suit a variety of uses including: retail, gym, studios, health clinic, creche, day nursery, health centre, office, café, co-working and professional services.

The location benefits from close proximity to key transport links, including Southend Victoria Station (0.2 miles) and Southend Central Station (0.3 miles), both offering direct services to London Liverpool Street.

Lease terms subject to agreement.





**Chue Li**  
Property Consultant

✉ [chueli@whozoo.co.uk](mailto:chueli@whozoo.co.uk)  
☎ 07887 583 993 / 0333 200 8330



**Tom Castro**  
Founder

✉ [tomcastro@whozoo.co.uk](mailto:tomcastro@whozoo.co.uk)  
☎ 07976 888 937 / 0333 200 8330

**whozoo.**  
Commercial Property, Expertly Done



0333 200 8330



[info@whozoo.co.uk](mailto:info@whozoo.co.uk)



[www.whozoo.co.uk](http://www.whozoo.co.uk)



07541 906 478

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.