

TO LET

PROMINENT RETAIL UNIT



whozoo.

SOUTHEND-ON-SEA

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

Price **£60,000**
Per Annum



Property Type

COMMERCIAL PROPERTY



Size

5,802 FT²



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

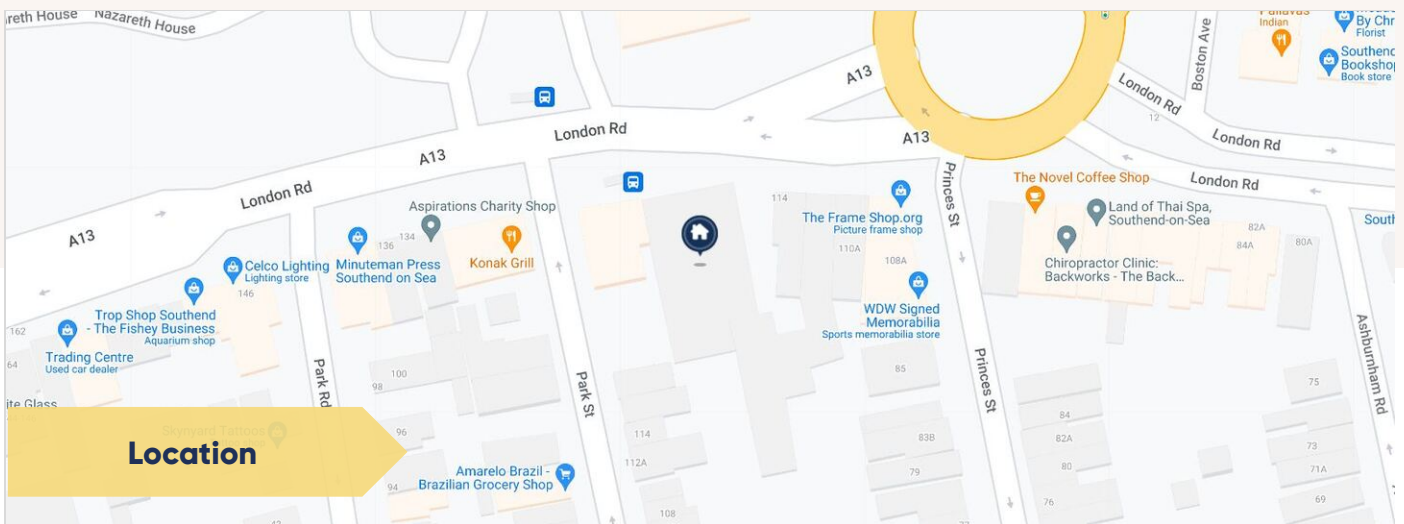


£36,750

EPC



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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.



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