



HAIR & SON
THE ESTATE OFFICE

15 STATION ROAD,
WESTCLIFF-ON-SEA, SS0 7RA
LOCK UP SHOP TO LET –
WESTCLIFF – 498 SQ.FT (46 SQ.M)



RENT £7,800 PAX

Occupying an excellent position located in Station Road, Westcliff, directly opposite the Cliffs Pavilion in a short parade of 3 shops. Has the benefit of free on-street parking outside, restricted to one hour. Currently trading as a Newsagents of long standing but would suit other A1 retail uses subject to landlord's consent. The present tenancy is ending and the shop will be vacant from April 2019.

The premises are in need of some updating but a new long-term lease is available without premium.

Recently installed roller shutters at the front and rear to remain. Existing infrastructure including fridges, freezers and shelving may be available for purchase from the outgoing tenant.

Other businesses in the parade include a beauty salon and a coffee shop. The landlord states that any new tenant will not be permitted to run a business in competition with these other existing businesses. Also, a covenant against the sale of alcohol will be included in the lease owing to the resident.

ACCOMMODATION

SHOP 8'9" widening after 21'10" to 12' x 43.5" Tiled floor.
SALES AREA 498 sq.ft.

STORE ROOM 12' 4" 7'2" Stainless steel sink unit
Double doors to rear

EXTERNALLY
FORECOURT TO THE FRONT

REAR EXTERNAL W.C.

DESCRIPTION

A lock up shop, currently trading as a newsagents, but may suit other retail uses subject to landlord's consent.

RATEABLE VALUE

The rateable value is £4,950 which is chargeable at 48.6p. in the pound for the rating year to April 2019. Small business rate relief may apply.

TERMS

The premises are to let on a new full repairing and insuring lease for a term of five years at a rent of £7,800 per annum exclusive. In addition the tenant will be responsible for a contribution towards buildings and insurance and service charge. This will be capped to a maximum of £500 per annum.

VIEWING

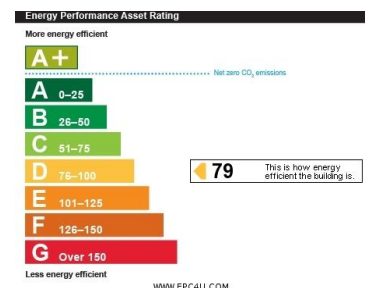
Prior telephone appointment with Hair & Son:
01702 394959.

Hair & Son – 01702 394959

www.hairandson.co.uk

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS



t. 01702 394959

More than an estate agent

www.hairandson.co.uk

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