

79 West Road,
Shoeburyness,
Essex,
SS3 9DT.



TO LET - RETAIL UNIT - APPROX 726 SQ.FT (67 SQ. M.)



Ground floor retail unit, situated along an established retail parade with on street parking, good public transport links and nearby occupiers including Co-Op supermarket and local traders.

Accommodation: All areas are approximate and have been measured on a Net Internal (NIA) basis: Approx. 726 sq. ft (67.45 sq. m)

Features:

Immediately Available
Kitchenette & WC
Retail Parade
Rear Storage Area
On Street Parking



Terms: A new fully repairing and insuring lease will be made available at a commencing rent of £10,000 per annum. All other terms by negotiation.

Energy Performance Certificate: C - 71

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 Borough Council on 01702 215000.

Business Rates: The most recent rating valuation shows an adopted value of £7,100 therefore 100% small business rate relief may apply.

Legal Fees: Each party to bear their own legal costs.

Viewing: By prior appointment with Dedman Gray, Commercial on 01702 311143.