

781 London Road
Westcliff-on-Sea,
Essex, SS0 9SU



TO LET, WESTCLIFF-ON-SEA ESSEX
OFFICE/RETAIL 'E' CLASS PREMISES IN APPROX. 1,000 SQ.FT.

**DEDMAN
GRAY**

Property Consultants

**781 London Road
Westcliff-on-Sea,
Essex,
SS0 9SU**

Property:

All measurements are approximate, and were taken on a GIA (Gross Internal Area) basis.

Ground Floor: 1,072 sq.ft. arranged to provide elegant open plan Office accommodation, including a stylish meeting room, WC & ancillary areas to the rear. Small external yard.



Features:

- On The Busy London Road (A13)
- Opposite Chalkwell Park
- Approx. 1,000 Sq.Ft.
- Air Conditioned
- Elegant Office Accommodation
- Suit Other Uses

Tenure: To let for a number of years to be agreed, by way of a FR&I lease at a rent of £17,500pa.

Business Rates: The most recent assessment shows an adopted value of £10,500. Therefore, qualifying occupants will be able to claim 100% Small Business Rates Relief.

Planning: Interested parties are recommended to contact the local planning authority to ensure that any proposed use is in accordance with the current planning policy.

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

Viewing: All arrangements to view are via Dedman Gray Property Consultants (Gerard Biagioni) on 01702 311 037.