

HS HAIR & SON



333 London Road, Hadleigh, Essex, SS7 2BT

Rent - £13,250 Per Annum (£1,104 PCM)

- Ground floor commercial unit
- Suitable for other Class E Uses (Subject to Landlords consent)
- Class E premises
- Viewing recommended





Main Office

26'10" x 14' + 4' x 6'10"

Office

15'8" x 6'4" expanding to 7'2" x 12'6"

Office

7' x 11'5"

Kitchen Area

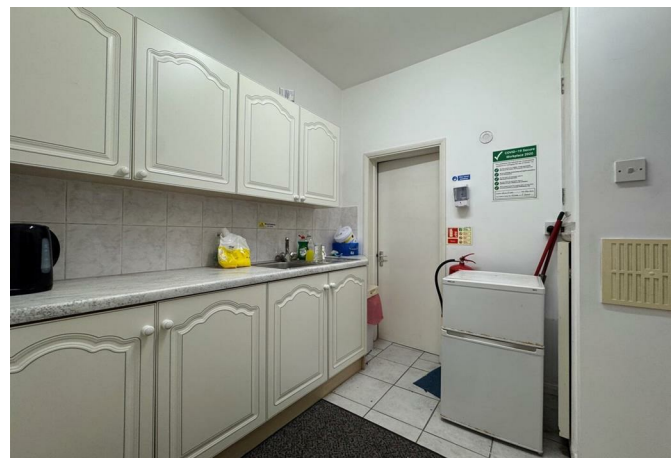
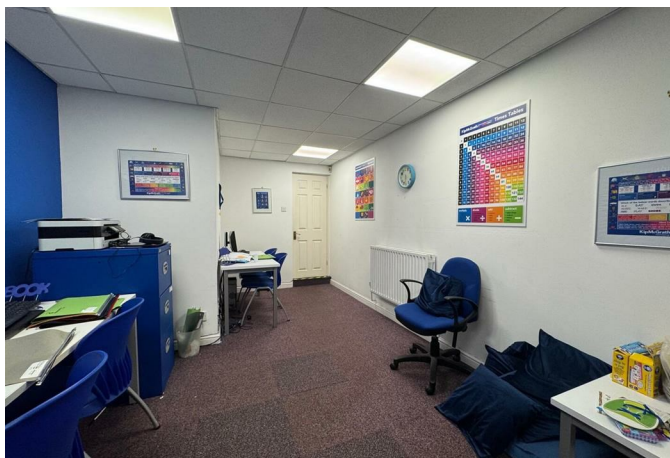
8'2" x 6'7"

W/C

4'10" x 9'7"

GROSS INTERNAL FLOOR AREA

690 SQ.FT (65 SQ.M)



Nestled in a prime location at 333 London Road, Hadleigh, this ground floor Class E commercial premises offers an excellent opportunity for a variety of business ventures. With its strategic position on a busy thoroughfare, the property benefits from good access to main roads, ensuring high visibility and foot traffic.

Previously used for children's tuition, the space is versatile and can be adapted to suit different commercial needs (subject to the landlord's consent). This flexibility makes it an ideal choice for new start up businesses or existing businesses.

The interior of the premises is designed to accommodate a range of uses, allowing for easy modification. Whether you envision a retail outlet, office space, or another Class E use, this property provides a solid foundation for your business.

With its advantageous location and potential for various uses, this commercial property represents a promising opportunity in the heart of Hadleigh.

Don't miss the chance to make this space your own so enquire now for more information.

Energy Performance Asset Rating

More energy efficient

A+

A 0–25

B 26–50

C 51–75

D 76–100

E 101–125

F 126–150

G Over 150

Less energy efficient

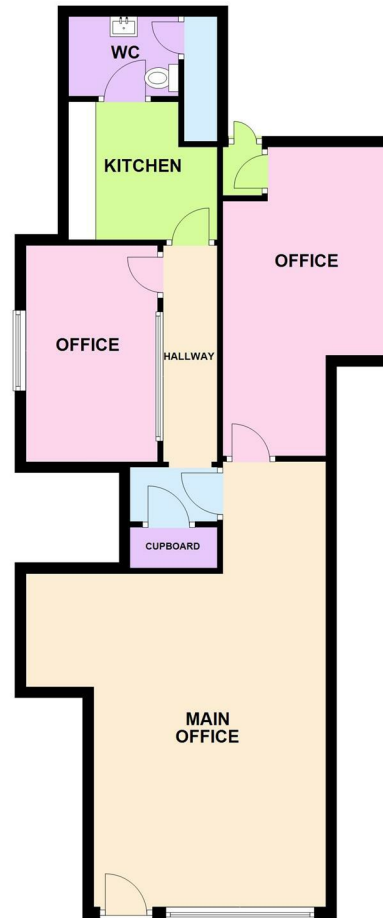
Net zero CO₂ emissions

100 This is how energy efficient the building is.

WWW.EPC4U.COM



GROUND FLOOR



333 LONDON ROAD, HADLEIGH

Commercial Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

www.Hairandson.co.uk

01702 394959 (Option 3)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.