



Shop 2, 77 Princes Court, Prince Avenue, Southend-On-Sea, Essex, SS2 6RL

RENT - £11,500 PER ANNUM (£958 PCM)

Hair & Son are pleased to offer to the market this lock up retail premises located within a small parade of shops within Prince Avenue, Southend-On-Sea.

The premises offers an open plan layout providing 808 SQ.FT of main sales area which has recently been re-fitted and decorated by the outgoing tenant to create a modern industrial feel. The premises further benefits from a newly fitted UPVC double glazed shopfront and electrically operated security shutter to the front.

There is the possibility to allocate 1 x parking spaces to the rear subject to separate negotiation.

Available from late September 2026 onwards.

- Gross Internal Floor Area: 808 SQ.FT
- Suitable for Class E Uses (Subject to Landlords Consent)
- Newly fitted shopfront & electric roller shutter

The premises comprise of a lock up shop on the North side of the busy A127 and a short distance from its junction with Rochford road (The Bell). There is on street parking in the layby to the front of the property (restriction of 1 Hour). The shop has most recently traded as a Tattoo Studio but would suit a variety of Class E uses subject to the landlords consent.

Full Description

A lock up retail shop to let in Southend-on-Sea.

Accommodation

Main sales area:

47' x 17'2"

W/C

Rear storage container.

Location

Located on the North Side of the A127 between Hoblythick Lane/Rochford Road and Victoria Avenue.

Amenities

Amenities include local bus links and Southend Airport.

Services

Mains electric and water and gas.

Terms

The premises are to let on a new lease for a term to be agreed at a rent of £11,500 per annum exclusive.

Please note that the ingoing Tenant will be responsible for the cost relating to the preparation of the lease agreement at a cost of £350 plus VAT which is payable on completion.

Business Rates

The April 2026 onwards rateable value is £9,800 which is chargeable at 49p in the pound. Small business rate relief may apply.

VAT

VAT is not payable on rent.

Legal Costs

The ingoing tenant is to be responsible for the cost relating to the preparation of the Law Society Lease Agreement (£350 Plus VAT).

Parking Notes

On street parking (1 Hour restriction).

Viewing

By telephone appointment with Hair & Son - 01702 39 49 59 (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