

**TO LET
RETAIL UNIT
APPROX 341 SQ FT (31.68 SQ MS)**



**50 Hamlet Court Road,
Westcliff-on-Sea, Essex, SS0 7LX**

LOCATION

The property occupies a prominent corner position at the junction of Hamlet Court Road and Canewdon Road, a short distance from Westcliff railway station on the outskirts of Southend-on-Sea.

DESCRIPTION

Vacant ground floor shop premises. The property is arranged to provide a main sales area with return frontage with a small rear storage area and kitchen. Toilet facilities are shared with occupiers of adjacent office suites.

RENT: £6,500 per annum

ACCOMODATION

The property has been measured on a Net Internal (NIA) basis and the following approx. areas calculated.

Main Sales Area	280 sq ft (26.00 sq ms)
Kitchen	27 sq ft (2.48 sq ms)
Stores	35 sq ft (3.20 sq ms)

FEATURES

- A1 Retail Premises
- Prominent Corner Position
- Immediate Availability
- Shared Toilet Facilities
- Close to Westcliff Station
- Established Shopping Area



TERMS

The premises are available on a new, FRI lease, at a rent of £6,500 p.a. All other terms and conditions of the lease shall be subject to negotiation. VAT is not applicable.

SERVICES

Although we understand that the unit benefits from all main services we would recommend that interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

PLANNING

We are advised that the property is authorised for A1 uses. Interested parties are however recommended to make their own enquiries with the Local Planning Authority (Southend Borough Council Tel: 01702 215000) to ensure that any proposed use is in accordance with current planning policy.

BUSINESS RATES

The property is entered on the 2017 Rating list as 'shop and premises' with an adopted rateable value of £5,800 thus producing a notional estimated rates liability of approx. £2,800. However it is understood that small business rate relief may be available. Interested parties are therefore advised to contact Southend Council's Rates Department (Tel: 01702 215001) for verification of actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be available for inspection.

VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311111

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

Misdescription Act 1991. Dedman Gray Property Consultants Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Dedman Gray Property Consultants Ltd has the authority to make or give any representation or warranty whatever in relation to this property.

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GRAY**

Commercial

103 The Broadway, Thorpe Bay, Essex SS1 3HQ • T: 01702 311111 • F: 01702 587970
E: commercial@dedmangray.co.uk • W: www.dedmangray.co.uk