

TOWN CENTRE

SHOP TO LET

WESTCLIFF-ON-SEA 209-211 HAMLET COURT ROAD

LOCATION

Westcliff-on-Sea is a busy, residential suburb of Southend-on-Sea. It is situated on the north bank of the Thames Estuary, about 34 miles east of London.

The property is prominently located at the junction of Hamlet Court Road and London Road (A13).

ACCOMMODATION

The property comprises a ground floor, basement and part first floor of a larger, terraced building with the following approximate dimensions and areas:-

Internal width (max)	35'5" ft	10.66 m
Shop depth (max)	65' ft	19.81 m
Ground Floor		
Sales	1,350 sq ft	125.41 sq m
Staff/Store	260 sq ft	24.15 sq m
Cellar		
Vaults	335 sq ft	31.12 sq m
First Floor		
Staff/Office	455 sq ft	42.27 sq m

TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed at a commencing rental of £17,500 pax (plus VAT if applicable).

PLANNING

The property has recently been used as a betting shop and has the benefit of A1 and A2 use.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £22,250 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

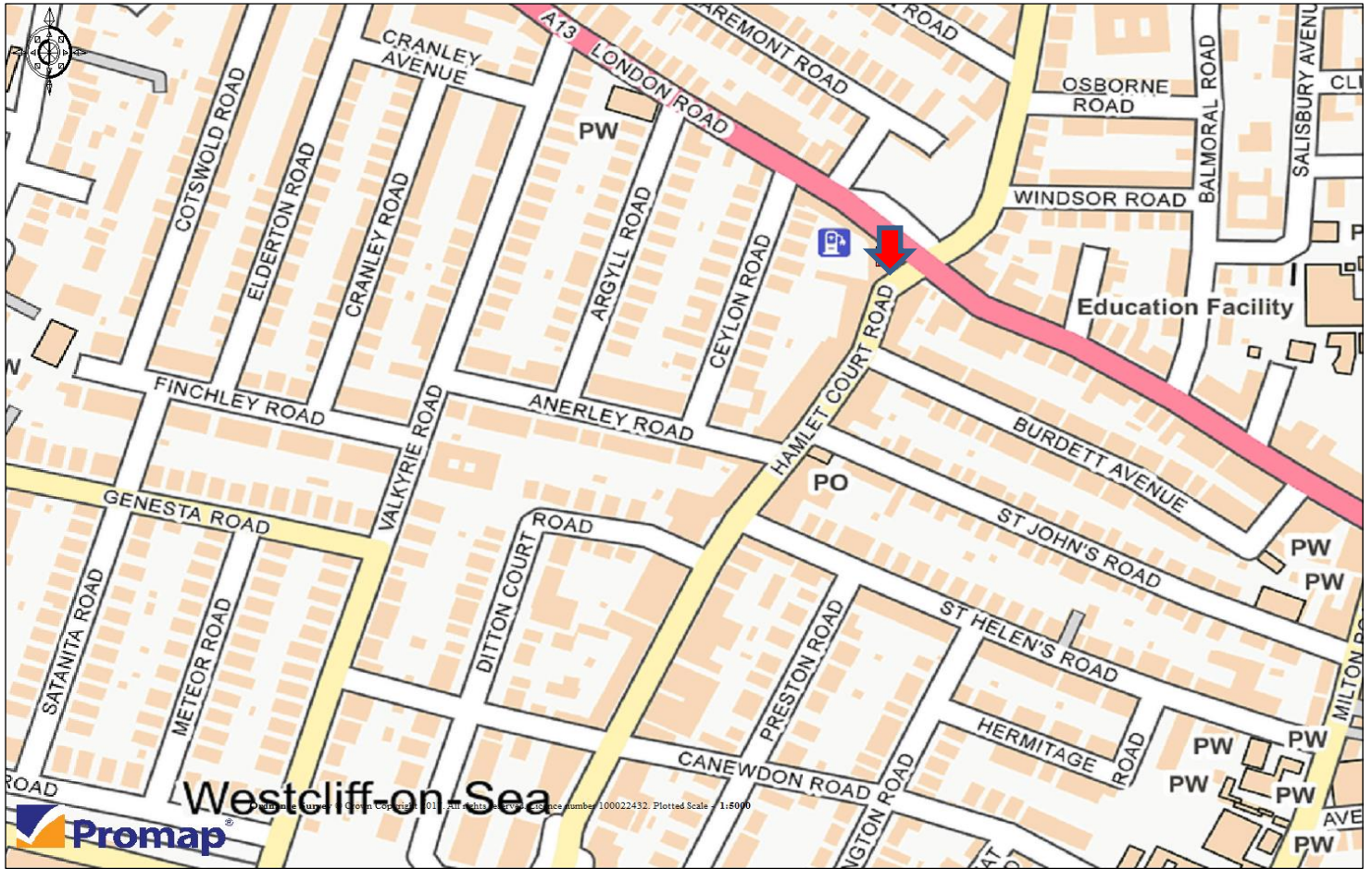
Contact: Francis Darrah
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SUBJECT TO CONTRACT

August 2017

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RETAIL



Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.