

**TO LET
RETAIL PREMISES
APPROX. 495 SQ.FT. (46 SQ. MS)**



**2 Roche Close, Rochford,
Essex, SS4 1PU**

LOCATION

Rochford is an old Market Town located on the northern outskirts of Southend -on-Sea. Mainline rail facilities are available at Rochford Station which is on the Southend Victoria to London Liverpool Street line. Rochford is approx. 2 miles north of the A127 Southend to London Arterial Road which in turn provides good access to the A130, the A13 and junction 29 of the M25 orbital motorway.

DESCRIPTION

An attractive retail shop in a courtyard location just off North Street, Rochford, approx. 495 sq. ft. The shop benefits from a kitchen, W/C, bright and spacious reception area with a separate treatment room. Suitable for retail and beauty related uses as well as a variety of others, subject to planning.

RENT: £687.50 per month

ACCOMMODATION

All areas are approximate and have been measured on a Net Internal Basis (NIA).

Total Area Approx. - 495 Sq. Ft. (46 Sq. Ms)

FEATURES

- Rochford Town Centre
- Close To Market Square
- Suitable For A Variety Of Uses
- New Lease Available
- Approx. 495 Sq. Ft.
- Available From 10th June 2019



TERMS

A new fully repairing and insuring lease will be made available at a commencing rent of £8,250 per annum plus VAT. Full vacant possession can be offered at the end of the current lease dated 9th June 2019, therefore the new lease will be available on the 10th June 2019. All other terms by negotiation.

SERVICES

Although we are advised that the premises benefit from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

PLANNING

Interested parties are recommended to make their own enquiries with the local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Rochford District Council on 01702 546366.

SERVICE CHARGE

A charge is to be levied in respect of estate & building maintenance. Full details upon request.

BUSINESS RATES

The property is entered on the 2017 rating list as a Shop and Premises with a current rateable value of £5,700, and may therefore attract 100% small business rates relief. Interested parties are advised to seek verification from Rochford District Council on 01702 546366.

LEGAL FEES

Each party is to be responsible for their legal fees.

EPC

A full copy of the EPC is available upon request.

VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311 111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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