



19A Station Road, Westcliff-on-Sea, Essex, SS0 7RA.

TO LET - RETAIL UNIT - APPROX. 349 SQ. FT. 32.42 SQ. M.



Features:

- Immediately Available
- Newly Refurbished Kitchenette & WC
- On Street Parking
- Former Beauticians with 2/3 Treatment Rooms
- Flexible Terms
- Opposite Cliffs Pavilion

Accommodation: All areas are approximate and have been measured on a Net Internal (NIA) basis: Approx. 349 sq. ft (32.42 sq. m)



Terms: A new fully repairing and insuring lease will be made available on flexible terms at a commencing rent of £9,000 per annum. All other terms by negotiation.

Energy Performance Certificate E - 101

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 Southend Borough Council on 01702 215000.

Business Rates: The most recent rating valuation shows an adopted value of £5,900 therefore 100% small business rate relief may apply.

Services: Please note that all mains services are connected, but there is no supply of Gas.

Legal Fees: Each party to bear their own legal costs.

Viewings: By prior appointment with Dedman Gray, Commercial on 01702 311143.