

TO LET

PROMINENT RETAIL UNIT



whozoo.

SOUTHEND-ON-SEA

 116-122 London Road, Westcliff, Essex SS1 1PQ

Prices from **£33,000**
Per Annum



Property Type

COMMERCIAL PROPERTY



Size

6,565 FT²



Tenure

LEASEHOLD



Borough

SOUTHEND-ON-SEA



Planning Granted

NO



Existing Use

CLASS E

Tenanted



NO

Local Train Stations



Southend Victoria (0.3 miles)
Southend Central (0.4 miles)
Westcliff-on-Sea (0.6 miles)

Local Amenities



Victoria Shopping Centre (0.1 miles)
Westcliff-on-Sea (0.7 miles)
Priory Park (1.3 miles)

VAT Applicable



NO

Rateable Value

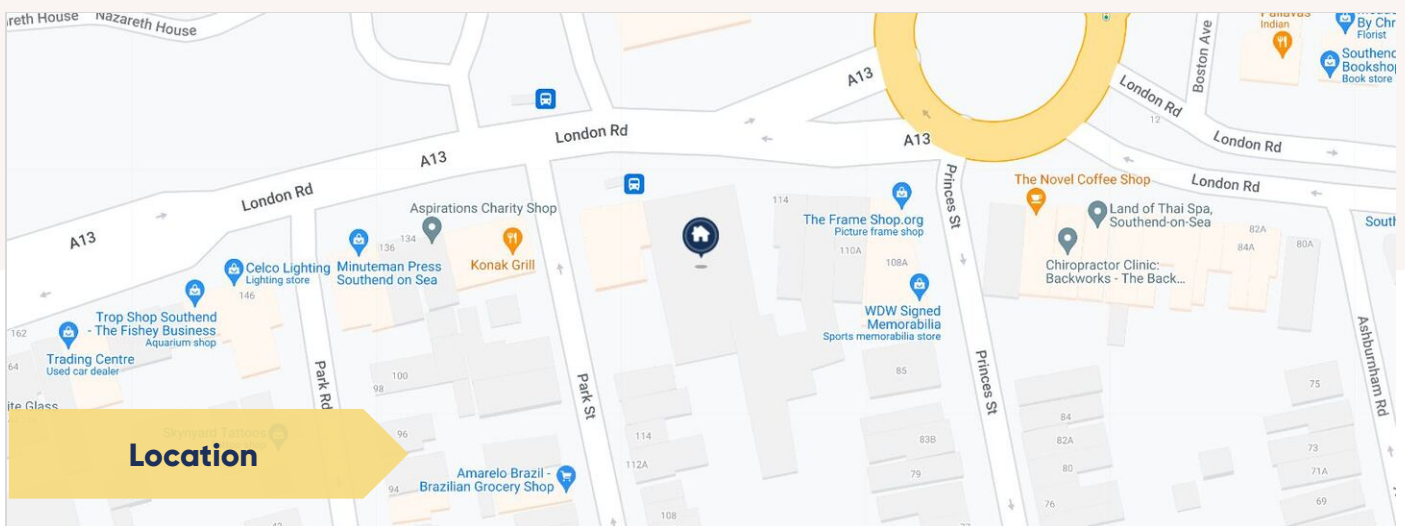


£36,750

EPC



C



Location

Additional Information

Prominent Class E Ground Floor Unit with Yard and Parking - Available as Whole or Split Units

This versatile ground-floor commercial unit with Class E use and gated yard is prominently positioned on London Road, adjacent to Southend town centre and High Street shopping area, offering excellent visibility and footfall.

The property benefits from:

- Gated yard and parking area for up to 9 vehicles, plus additional free parking nearby.
- Total floor area: 610 sqm (6,565 sqft) - currently vacant and requiring modernisation and fit-out.
- Available as a whole unit or subdivided into two self-contained units with allocated parking

Use Class E permits a wide range of uses including retail, gym, studio, health clinic, day nursery, office, café, co-working, and professional services.

Excellent transport links:

- Southend Victoria Station – 0.2 miles (direct to London Liverpool Street).
- Southend Central Station – 0.3 miles (direct to London Fenchurch Street).

Lease Terms: Available on a new long-term lease, terms to be agreed. For further details or to arrange a viewing, please get in touch.



AVAILABILITY / FLOORPLANS

UNIT	SIZE (APPROX)	RENT (PER ANNUM)	RENT (£ SQFT)	PARKING SPACES
116-122 (Whole)	610 sqm (6,565 sqft)	£55,000	£8.37	9
116-118	310 sqm (3,337 sqft)	£33,000	£9.89	4
120-122	300 sqm (3,299 sqft)	£33,000	£10.22	4





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