



RENT - £18,000 PER ANNUM (£1,500 PCM)

SITUATION AND DESCRIPTION

Hair & Son are offering to the market this lock up retail premises located upon a bold corner position of London Road and Birchwood Drive. The premises comprises of a front sales area, kitchen, rear workshop/storage area accessed via an electrically operated roller shutter. As well as additional external storage spaces.

The premises is currently used as an office space and storage but may suit a variety of Class E uses (Subject to Landlords consent and relevant planning permissions).

ACCOMMODATION

FRONT SALES AREA: 21'7" X 22'3" (INCORPORATING OFFICE: 9'3" X 7'6")

KITCHEN AREA

REAR STORAGE AREA/WORKSHOP: 22'1" X 18'4" (INCORPORATING W/C: 7' X 5')

ADDITIONAL REAR STORAGE AREA: 11'3" X 5'6"

GROSS INTERNAL FLOOR AREA: 1,183 SQ.FT (110 SQ.M)

EXTERNAL STORAGE: 3'3" X 12'4"

CYCLE STORE/STORAGE: 5'6" X 4'4"

DESCRIPTION

A lock up retail/office premises comprising of a front sales area, kitchen, rear workshop/storage area accessed via an electrically operated roller shutter. As well as additional external storage spaces.

RATEABLE VALUE

The ground floor is rated as a retail premises. The rateable value from April 2026 is £9,900. Small business rate relief may apply.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

To be let on a new full repairing and insuring lease for a term to be agreed at a rent of £18,000 Per Annum (£1,500 PCM).



979 LONDON ROAD, LEIGH-ON-SEA

Hair & Son – 01702 394959 (Opt. 3)

www.hairandson.co.uk

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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