



**RENT: £6,600 PER ANNUM**  
**£550PCM**

### SITUATION AND DESCRIPTION

Hair & Son offer to the market this office/retail space located within a small business centre in Hamlet Court Road. The premises benefits from an all inclusive rent which includes electricity, Wi-Fi & water. Small Business rate relief may apply - interested parties should satisfy any queries relating to the business rates via Southend City Council.

The premises provides a communal kitchen and W/C. The premises operates on a short term letting of 6 months with starter fees of 1 months rent in advance and a 1 months rent deposit (subject to referencing and financial status checks)

## ACCOMMODATION

SALES AREA: 15'26 X 7'9

ADDITIONAL SALES AREA: 7'55 X 7'78

COMMUNAL KITCHEN & WC

GROSS INTERNAL FLOOR AREA: 180 SQ.FT. (16.73 SQ.M)

## DESCRIPTION

A premises located within a small business centre in Hamlet Court Road benefitting from an all inclusive rent which includes electricity, water & Wi-Fi.

## RATEABLE VALUE

Small Business rate relief may apply - interested parties should satisfy any queries relating to the business rates via Southend City Council.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

To be let on a new lease for a minimum term of 6 months at a rent of £550 per month - inclusive of bills.

## VIEWING

By prior appointment via Hair & Son Estate Agents - 01702 394959 (Option 3).

Hair & Son – 01702 394959

[www.hairandson.co.uk](http://www.hairandson.co.uk)

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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

t. 01702 394959

More than an estate agent

[www.hairandson.co.uk](http://www.hairandson.co.uk)

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