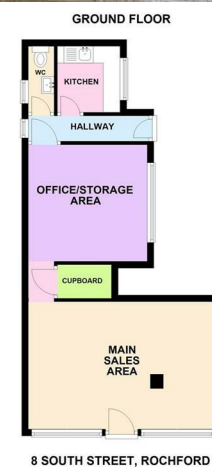


HS HAIR & SON



8 South Street, Rochford, SS4 1BQ
£10,200 Per Annum



Full Description

A lock up retail/office premises benefitting from being newly decorated and offering a main front sales area/office space, rear office/storage area, W/C, Kitchen and 1 x allocated parking area.

accommodation

MAIN SALES AREA: 12'5" X 18'6"

REAR OFFICE/STORE ROOM: 11'5" X 11'8"

W/C

KITCHEN: 6'1" X 6'5"

GROSS INTERNAL FLOOR AREA: 459 SQ.FT (43 SQ.M)

1 X ALLOCATED PARKING SPACE

Location

The property is located within South Street, Rochford offering brilliant exposure to passing trade and being within a close walk of West Street Rochford square.

Services

Mains electricity (single phase) & water.

Terms

to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £11,4000.00 Per Annum Exclusive (£950.00 PCM).

Viewing

Prior telephone appointment via Hair & Son Commercial: 01702 394959 (Option 3).

Rates

The April 2026 to Present Rateable Value is £5,100 which is chargeable at 49.6p in the pound for the current rating year.

VAT

VAT is not payable on the rent.

Legal Costs

The ingoing Tenant will be responsible for the cost of the Law Society Lease preparation at a cost of £350 plus VAT on completion.

Parking Notes

1 x allocated parking space.

Commercial Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

01702 394959

<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.