



91 Ness Road, Shoeburyness, Essex, SS3 9DA

RENT - £9,500 PER ANNUM (£792 PCM)

A Lock up retail premises located within Ness Road, Shoeburyness benefitting from an open planned front sales area, additional office/storage room, kitchenette, W/C and small fenced garden area located to the rear of the premises.

The premises is currently vacant but may suit a variety of Class E commercial Uses (subject to Landlords consent and relevant planning permissions).

The premises has recently been redecorated and cleaned by our clients ready for immediate occupation.



- Vacant retail premises
- Popular Retail Parade
- Class E User Class
- Newly re-decorated

Located within Ness Road, Shoeburyness, Southend-On-Sea, this vacant lock-up retail premises on presents an excellent opportunity for business owners. Spanning 563 square feet, the property is situated within a popular secondary retail parade, ensuring a steady flow of foot traffic.

The premises benefits from Class E use, making it suitable for a diverse range of retail applications, subject to the landlord's consent and the necessary planning permissions. Recently redecorated, the space is ready for immediate occupation.

Inside, you will find a well-designed layout that includes a welcoming front sales area, a middle storage or office room, and a convenient kitchenette. Additionally, the property features a w/c for customer and staff use and a small rear fenced external area.

DESCRIPTION:

A Lock up retail premises currently benefitting from Class E use. Comprising of a main front sales area, additional office/storage room, kitchen, W/C facilities and rear fenced external area.

ACCOMODATION:

FRONT SALES AREA: 11'9" X 29'2"

MIDDLE OFFICE/STORAGE ROOM: 11'9" X 11'2" (INTO BAY)

KITCHEN: 5'9" X 8'9"

W/C

GROSS INTERNAL FLOOR AREA: 563 SQ.FT (52 SQ.M)

TERMS:

To be let on a new full repairing and insuring lease for a term to be agreed at a rent of £9,500 Per Annum (£792 PCM)

BUSINESS RATES:

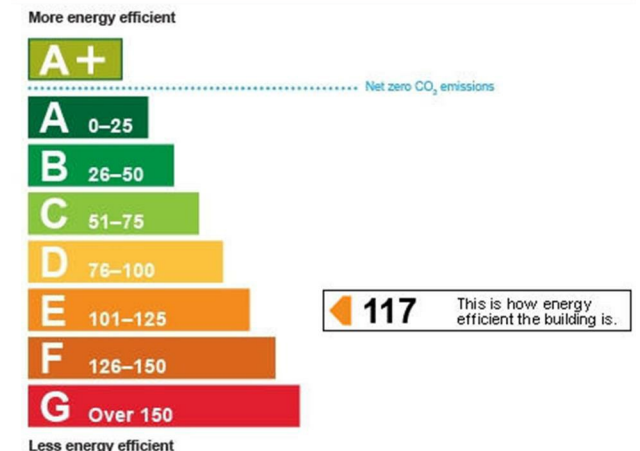
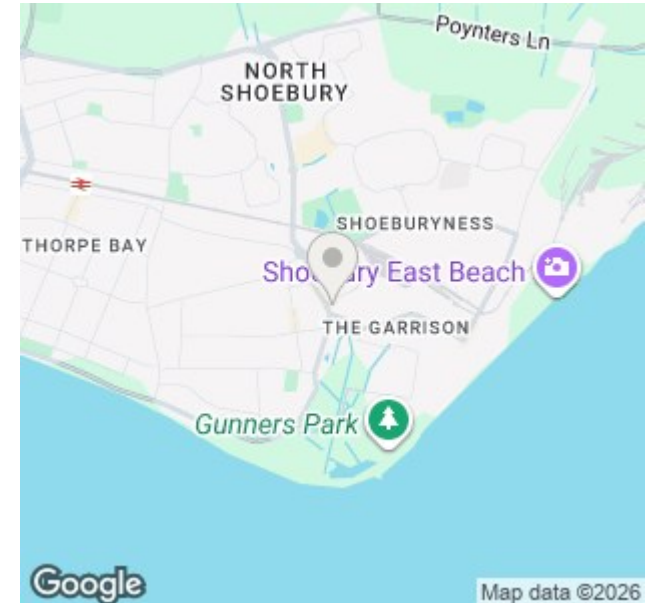
The April 2026 to present rateable value is: £6,400 rated at 0.49p in the pound. Small business rate relief may be applicable.

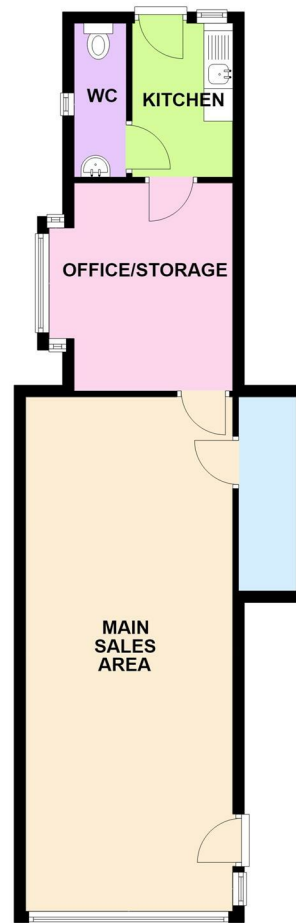
SERVICES:

Mains Gas (capped), Electricity (single phase) and water.

VIEWING ARRANGEMENTS:

Prior viewing arrangements are to be made via Hair & Son Limited (Commercial): 01702 394959 (Option 3).



GROUND FLOOR**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.