HAIR & SON

389-395 London Road, Westcliff-On-Sea, Essex, SS0 7HU







RENT: £22,500 PER ANNUM (£1,875 PCM)

A lock up retail premises located along London Road, Westcliff-On-Sea between Hamlet Court Road Carpark and the Palace Theatre. The premises formally traded as a William Hill Betting premises. However, it could be used for alternative retail uses (subject to the relevant planning permissions and Landlords consent).

The premises benefits from a double fronted shop front, 1,160 SQ.FT (107.8 SQ.M) of internal floor area divided into a main retail sales area, staff kitchen area and W/C and customer W/C's.

£22,500 Per Annum

- Prime London Road location
- Double fronted shopfront
- Open plan retail area
- Versatile commercial use
- 1,160 sq ft space

Located in a prominent trading position on London Road, Westcliff-On-Sea, this commercial retail property offers an excellent opportunity for current and start up businesses alike. Spanning an impressive 1,160 square feet (107.8 SQ.M), this lock-up retail premises was previously utilised as a betting premises, but its versatile layout makes it suitable for a variety of alternative commercial uses, pending the necessary planning and landlord consents.

The property features a spacious open-plan retail area at the front, enhanced by a double fronted shopfront that ensures maximum visibility and foot traffic. This inviting space is ideal for showcasing products or services, allowing for a dynamic customer experience. Additionally, the premises includes a staff kitchen area, providing convenience for employees, as well as customer WCs, ensuring comfort for visitors.

With its strategic location and adaptable design, this retail property presents a fantastic opportunity for those looking to establish or expand their business in a bustling area. Whether you envision a trendy boutique, a café, or another retail venture, this space is ready to accommodate.

Immediate viewing recommended.



LOCATION:
Located on London Road, Westcliff-On-Sea, Essex between Hamlet Court Road carpark and the Palace Theatre.

ADDOMODATION:
MAIN SALES AREA: 941 SQ.FT (87.5 SQ.M)

STAFF KITCHEN

STAFF W/C

CUSTOMER W/C'S

GROSS INTERNAL FLOOR AREA: 1,160 SQ.FT (107.8 SQ.M)

CUST

BUSINESS RATES:
The April 2026 to Present business rates value is: £18,500 rated at 0.43p in the pound. Interested parties should confirm the total payable rates via the local authority council - Southend City Council.

TERMS:
The premises is to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £22,500 Per Annum Exclusive.

SERVICES:
Mains Water & Electricity (3 phase supply).

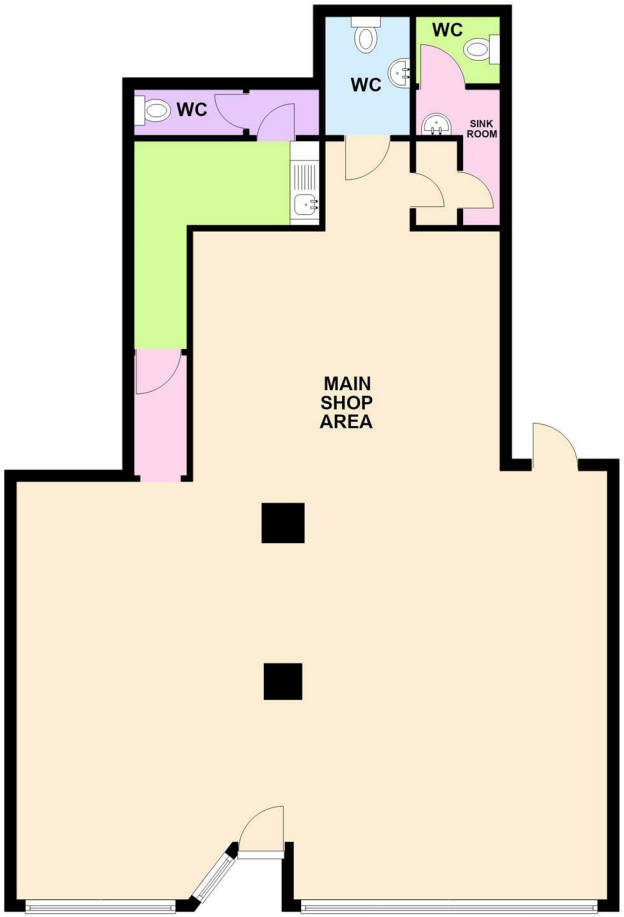
LEGAL FEES:
Each party is to be responsible for their own legal fees.

VIEWING ARRANGEMENTS:
Viewing arrangements are by strict appointment via the Landlords appointed agent Hair & Son Limited (Commercial): 01702 394959 (Option 3).

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GROUND FLOOR



389-395 LONDON ROAD, WESTCLIFF-ON-SEA

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.