

## Westcliff-on-Sea - 209/211 Hamlet Court - Shop To Let

- **Busy high street location north of Westcliffe town centre, 800 metres from Southend.**
- **Prominent corner unit, fronting busy London Road**
- **Car park directly in front**
- **Suitable for retail and leisure uses, STPP**

### Location

Located in a busy corner location fronting the busy London Road and Hamlet Court Road. Large town centre car park directly in front of unit. Nearby occupiers include Haart, Cake Box and Pizza Hut.

### Size

The property is arranged over ground and first floors only (with basement vaults storage) with the following approximate dimensions and areas:

Internal Width	35 ft 6 inches	10.8 m
Ground Floor NIA	1,610 sq ft	149.6 sq m
1 <sup>st</sup> Floor NIA	455 sq ft	42.3

### Lease

The property is held on a full repairing and insuring lease, due to expire on 1<sup>st</sup> May 2026, subject to a tenant only break clause effective in May 2021, at a current passing rent of £25,000 pa.

### Planning

The property has planning for Sui Generis uses and could suit A1, A2, A3, and D2 uses, subject to planning permission.

### Terms

The property is available via an assignment of the existing lease, with an attractive rent free period available – subject to status. Alternatively a new sub-lease is available until May 2021, rent upon application.



### Business Rates

The current Rateable Value for the property is believed to be £22,250.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

### EPC

An EPC is available on request.

### Street View Link:

<https://goo.gl/maps/u7wZ2wVYCrR4iZABA>

### Link to Map / Location

<https://goo.gl/maps/FYJgFTyCDpjQWSSr9>

*Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.*

Viewing and Further Information  
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,  
W1J 0DG

0203 432 4300

Myles McKinnon MRICS

Tel 0203 411 0007 | Mob 07920 020123  
myles@mckinnonnelson.co.uk

William Nelson

Tel 0203 411 0009 | Mob 07876 338518  
william@mckinnonnelson.co.uk