

CLASS E UNIT TO LET APPROX 2,291 Sq Ft (212.83 Sq M)



**66 High Street
Southend On Sea
Essex
SS1 1JF**

Location:

The premises are situated in a prominent location at the southern end of the High Street where footfall is high. Nearby occupiers include, Marks and Spencers, Yours Clothing, Shoezone, Lloyds Bank, Hays Travel, Boots, Waterstones, KFC, Taco Bell, McDonalds, Patisserie Valerie, Clarks, Primark, Superdrug, H&M and Greggs.

Description:

This Class E unit benefits from a dedicated entrance to ground floor level of approx 344 sq ft and a lower ground floor space measuring approx 2,036 sq ft (with a possibility of an extra 2,500 sq ft). There is a passenger lift linking ground to lower ground floor levels. Wendys Restaurant due to open soon next door.

Accommodation:

We estimate the following gross internal areas:

Ground Floor: 255 Sq Ft 23.69 Sq M

Lower Ground Floor: 2,036 Sq Ft 189.14 Sq M

(Potential further 2,500 sq ft available)

Total Area: 2,291 Sq Ft (212.83 Sq M)

Features:

- Good Trading Position
- Customer Lift
- Potential To Extend
- 2.8M To Ceiling Height

Terms:

The premises are available on a new effective FRI lease for a term to be agreed.

Rent:

£18,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Rateable Value £14,000

Viewing:

Strictly by appointment through:

Peter Alabaster (07900 083439) or Callum Mortimer (07714 145932)

peter@sorrellproperty.co.uk

callum.mortimer@fourandco.uk

Legal Costs:

Each party to be responsible for their own legal costs.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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