

Western Esplanade  
Southend On Sea,  
Essex, SS1 1EE



TO LET, SOUTHEND ON SEA ESSEX,  
ELEGANT COMMERCIAL SPACE IN APPROX. 740 SQ.FT.





## Western Esplanade Southend On Sea, Essex, SS1 1EE

### Property:

All measurements are approximate and were measured on a gross internal area basis (GIA).

Overall, 738 sq.ft. including an Office 133 sq.ft. with integral kitchen/break out space. Rear WC. External secure store 106 sq.ft. Included in the demise will be covered spaces to both front and left-hand elevations (see external images).



### Features:

- Outstanding Seafront Location
- Elegant Commercial Space
- Ground Floor Approx. 740 Sq.Ft.
- Covered Pavement Area
- Suit Various Uses
- Adjacent To Zinnia Restaurant

### Tenure:

To let by way of an FR&I lease on terms to be agreed.

**Rent:** £20,000pa + VAT.

### Service Charge:

There will be a service charge payable of approx. £1,000pa which includes a contribution to building insurance.

### Business Rates:

We have been unable to locate a rating assessment and therefore, interested parties should satisfy themselves as to any Business Rates payable.

### Legal Fees:

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