

INVESTMENT AND DEVELOPMENT OPPORTUNITY FOR SALE



**133 & 135 High Street
Southend On Sea
Essex
SS1 1LH**

Location:

Located on the pedestrianised High Street and Elmer Approach. The premises are located east of Southend University of Essex, Southend Library and South Essex College. Close by retailers include Body Shop, Cafe Nero, NatWest, Barclays, JD Sports, Savers and Clintons. Southend Central and Southend Victoria train station are within walking distance with public car parks close by.

Description:

Ground Floor 133 High Street: Let to Ryel Limited trading as Plan Burrito at a rent of £30,000 per annum on a 10 year lease from 28th June 2023

Ground Floor 135 High Street: Let to Mr Fryad trading as a Kings & Queens at a rent of £20,000 per annum on a 10 year lease from 24th February 2021.

Upper Parts 133/135 High Street: Approved planning application no: 23/02028/FUL for 6 x flats first floor (2 x 1 bed and 1 x 2 bed) second floor (2 x 1 bed and 1 x 3 bed).

All Plans and leases are available on request.

Price:

Offers over £1,500,000 for the Freehold exclusive.

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

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.



MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

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



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