

RETAIL UNIT TO LET APPROX 751 Sq Ft (69.77 Sq M)



**F41 The Victoria
Southend On Sea
Essex
SS2 5SP**

Location:

The Victoria Shopping Centre forms the gateway to Southend on Sea town centre and is at the heart of its retail, leisure and business district.

There has been a substantial refurbishment of the shopping centre providing an attractive modern shopping environment for retailers and shoppers.

The Victoria Shopping Centre forms the gateway to Southend on Sea town centre and is at the heart of its retail leisure and business district. The multi million pound refurbishment of the shopping centre provides an attractive modern shopping environment for retailers and shoppers. The Centre is anchored by New Look, Next, Boots, Deichmann, Poundland, Starbucks and Metro Bank. There are also Leisure traders such as Battle Boombur, Indi Rock and Spy Mission.

The centre is located at northern end of the High Street by the Odeon Cinema and the major food retailers. The Shopping Centre provides linkage between these areas and the Southend Victoria Railway Station with its fast commuter rail route to London Liverpool Street.

Description:

Mid first floor external retail unit with sales area of 751 sq ft.

Accommodation:

The premises have been measured on a net internal basis.

Sales Area: 751 Sq Ft 69.77 Sq M

Features:

- Shopping Centre Location
- Heavy Footfall
- Immediate Occupation

Terms:

Available by lease or by way of twelve month licence.

Rent:

£8,000 Per Annum exclusive.

Service Charge:

Applicable

Business Rates:

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

Rateable Value: £4,750

Viewing:

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

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

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.