

SHOP/OFFICE TO LET

APPROX 1,167 Sq Ft (108.41 Sq M)



**8-9 Market Place
Southend On Sea
Essex
SS1 1DA**

Location:

Market Place is a small shopping parade of local independent traders, close to Alexandra Street and the pedestrianised Southend High Street and within walking distance and close by to Southend City Beach, Public car parks, Southend Bus Station and Southend Central Train Station.

Description:

The premises benefit from an E Class use to include retail, office, clinics etc. The premises at present is in a shell condition with two opening doors to the front with a trading area of approx 1,167 sq ft.

Accommodation:

The premises have been measured on a net internal basis.

Unit: 1,167 Sq Ft 108.41 Sq M

Features:

- Close to Southend Town Centre
- Close to Southend Central Train Station
- Southend Town Centre Car Parks Nearby

Terms:

Available on a new full repairing and insuring 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: TBC.

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.

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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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