

E CLASS PREMISES TO LET APPROX 1,123 Sq Ft (104.33 Sq M)



**115 High Street
Southend On Sea
Essex
SS1 1LQ**

Location:

The premises are located in a prominent trading location on Southend's pedestrianized High Street benefitting from strong levels of footfall with nearby retailers including KFC, Taco Bell, Mallard Jewellers, Perfume Shop and Claire Accessories. Southend Central Train station and Southend Bus Terminal are close by and numerous public car parks.

Description:

The premises consist of 664 sq ft of retail sales area to the ground floor. On the mezzanine floor are Male and Female toilets and on the first floor is storage area with roller shutter for deliveries and collections.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor Area: 664 Sq Ft 61.70 Sq M

First Floor Male and Female Toilets

Second Floor Prep/Office Area: 459 Sq Ft 42.63 Sq M

Total Area: 1,123 Sq Ft (104.33 Sq M)

Features:

- Prominent High Street Position
- Pedestrianised High Street
- Close Railway Station
- Suit A Range Of Uses

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£20,000 Per Annum + VAT exclusive.

Business Rates:

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

Rateable Value £15,250 from 1st April 2023.

Viewing:

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

Legal Costs:

The incoming 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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