

SHOP TO LET APPROX 1,358 Sq Ft (126.16 Sq M)



**146 The Broadway
Thorpe Bay
Essex
SS1 3ES**

Location:

Situated on the eastern side of the Broadway at the heart of this busy and ever popular shopping parade. Close to Thorpe Bay Station in this affluent residential area. Nearby occupiers include Ladbroke's, Tesco Express and Costa Coffee along with a range of local retailers.

Description:

Large open plan area with fully glazed shop front overlooking the Broadway. To the rear is further storage and kitchen with car parking space to hardstanding.

Accommodation:

The premises have been measured on a net internal basis.

Overall

Shop and stores etc 1,358 Sq Ft (126.16 Sq M)

Features:

- Busy & Affluent Trading Location
- Suit A Range Of Uses
- Car Parking to Rear
- Keys Available for Viewing

Terms:

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

Rent:

£30,000 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 £20,250.

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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