

HIGH STREET RETAIL INVESTMENT TO LET

APPROX 6,085 Sq Ft (565.3 Sq M)



**66 68 High Street
Southend On Sea
Essex
SS1 1JF**

Location:

The premises are situated in a prominent location at the southern end of the High Street where footfall is high. Nearby occupiers include, Marks and Spencers, Yours Clothing, Shoezone, Lloyds Bank, Hays Travel, Boots, Waterstones, KFC, Taco Bell, McDonalds, Patisserie Valerie, Clarks, Primark, Superdrug, H&M and Greggs.

Description:

The property has been let to Wendys on a 15 year lease from 01/04/2024 at a rent of £80,000 per annum with reviews at 31 March 2029 and 2034 (Tenant Break 2034). The ground floor consist of 4,110 sq ft and basement level of 1,975 sq ft. Let on a 999 year peppercorn rent. Extensive fit out undertaken by Tenant.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor: 4,110 Sq Ft 381.83 Sq M

Basement: 1,975 Sq Ft 183.47 Sq M

Total Area: 6,085 Sq Ft (565.3 Sq M)

Features:

- Rental Income £80,000 per annum exclusive
- Prime Location
- Total Area of 6,085 Sq Ft
- Close to Southend Central Railway Station

Price:

£1,045,000 for the long leasehold interest (999 years at peppercorn rent).

Business Rates:**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.