

RETAIL UNIT TO LET APPROX 1,142 Sq Ft (106.09 Sq M)



**G2 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. 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 ground floor retail unit with sales area of 1,142 sq ft Located on the Southchurch Road side of the scheme close to the new Metro Bank.

Accommodation:

The premises have been measured on a net internal basis.

Sales Area: 1,142 Sq Ft 106.10 Sq M

Features:

- Just Off High Street
- Keys Available for Viewings
- Busy Trading Position
- Close to Bus Stop

Terms:

Available by lease or twelve month licence.

Rent:

£10,000 per annum exclusive.

Service Charge:

£10,217 per annum

Business Rates:

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

Rateable Value: £17,250.

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.

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