

PROMINENT CORNER RESTAURANT/TAKEAWAY TO LET

APPROX 1,500 Sq Ft (139.35 Sq M)



**99 High Street
Southend On Sea
Essex
SS1 1HS**

Location:

Southend on Sea City is a busy seaside town. The property is located on a prominent corner position at the junction of High Street and Clifftown Road in a prime retail location. Nearby retailers include Marks and Spencers, Lloyds Bank and KFC, Popeyes, Taco Bell and Specsavers. Close to Southend Central Train and Bus Stations and Southend University.

Description:

This takeaway restaurant provides a trading area on the the ground floor with storage and office on basement level.. The ground floor benefits from a seating area to front with serving counter, stainless steel extraction unit, kitchen area to the rear and toilet facilities. The basement area has a secure storage area, coldstorage and office.

Accommodation:

The premises have been measured on a net internal basis.

Retail Area: 841 Sq Ft (78.13 Sq M)

Basement: 659 Sq Ft (61.22 Sq M)

Total Area: 1,500 Sq Ft (139.35 Sq M)

Features:

- Prominent Corner Location
- Large Display Frontage
- Prime High Street Location
- Keys available for viewings

Terms:

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

Rent:

£45,000 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: £25,750

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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