

RETAIL UNIT TO LET APPROX 1,023 Sq Ft (95.04 Sq M)



**Unit 5 Warrior House
Southchurch Road
Southend On Sea
Essex
SS1 2LZ**

Location:

Situated close to Southend Town Centre and the Victoria Shopping Centre on the southern side of the busy Southchurch Road, with nearby traders to include Papa Johns, Cash Converters and NHS. On street parking, bus stops and Southend Victoria Railway Station nearby.

Description:

The property consist of a retail area with kitchen and toilet area to the rear. There is a service area to the rear of the building accessed via Warrior Square East.

Accommodation:

The premises have been measured on a net internal basis.

Suite: 1,023 Sq Ft 95.04 Sq M

Features:

- Close To Town Centre
- On Street Parking Outside
- Public Car Parks Nearby
- Close to Southend Victoria Station

Terms:

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

Service Charge:

Applicable.

Rent:

£15,000 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 £12,000

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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Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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