

THORPE BAY STATION

Station Road, Thorpe Bay **SS1 3JY**

TO LET



350 SQ FT
(33 SQ M)

Retail Opportunity

**Lambert
Smith
Hampton**

Thorpe Bay Station, Thorpe Bay SS1 3JY

Description

The serviced walk in retail unit is located within the London bound platform station buildings. The unit currently trades as a newsagent and coffee shop. The unit is tired and dated in terms of fit out, the new tenant will be required to invest to completely strip out and re-fit and re-brand the unit on taking occupation.

ACCOMMODATION	Sq Ft	Sq M
Available	352	33
TOTAL (NIA)	350	33

Specification

- High quality catering/coffee/deli/newsagent
- Located within the London bound platform buildings
- Passenger flow of 629,000 passengers per annum

Location

The station is located on the outskirts of Southend in a largely residential area with a parade of shops opposite the station.

Other tenants at the station include a restaurant and photo booth.

Terms

Length of lease 6 year contracted out, however there is flexibility for a longer or shorter term.

Rent

£7,500 Per Annum

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Basis of Offer

USE

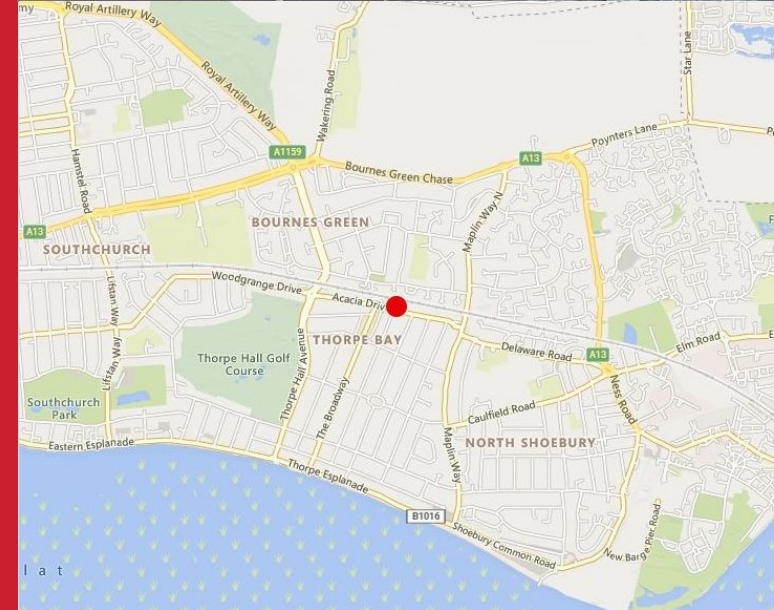
The preferred use is a high quality food and beverage, coffee, delicatessen with news agency

SERVICE RENT

7.5% of the minimum guaranteed rent

INSURANCE RENT

2% of the minimum guaranteed rent



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Viewings

By prior appointment only.

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