



James **ashley**
commercial
property consultants

191-193 High Street | Southend-on-Sea | Essex | SS1 1LL
PRIME SHOP WITH BASEMENT TO LET

- ground floor & basement
- 358.13 m² (3,855 ft²) approx.
- 'e' use class
- new lease available
- rent: £80,000 per annum
- close to Victoria shopping centre

DESCRIPTION

Large prime double fronted retail unit with basement, arranged as a front retail area with ancillary, staff room, store rooms, kitchen and WC to the rear. The basement is used for storage. Loading/unloading is accessed from the rear of the shop off Queens Road.

We understand that the premises currently have an 'E' Use Class, which includes; retail, restaurant and leisure. Alternative uses will be considered, subject to planning.

LOCATION

Situated in prime position on the High Street, between Queens Road and Elmer Approach, in the centre of Southend-on-Sea.

Neighbouring occupiers include; Loungers, Burger King, Greggs, McDonalds, Kokoro, Costa, Ryman, GDK, Muffin Break, Vodafone, The Works, HMV, Post Office, Holland & Barrett, Nat West and Superdrug, together with a good mix of other independent and local traders.

Both Southend Central and Southend Victoria mainline railway stations are within walking distance, providing services to London Liverpool Street, London Fenchurch Street and Shoeburyness. There are also buses serving the area located on Chichester Road nearby.

ACCOMMODATION

Ground floor	214.13 m ²	2,305 ft ²
Basement	144.00 m ²	1,550 ft ²
TOTAL	358.13 m²	3,855 ft² N.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £65,000. Contact Southend-on-Sea Council on 01702 215001 to confirm what amount is actually payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

James Stefanopoulos or Ashley Brudenell

