

RETAIL UNIT TO LET APPROX 961 Sq Ft (89.28 Sq M)



**135 High Street
Southend On Sea
Essex
SS1 1LH**

Location:

Located on the pedestrianised High Street and Elmer Approach. The premises is located east of Southend University of Essex, Southend Library and South Essex College. Close by retailers include Body Shop, Cafe Nero, NatWest, Barclays, JD Sports, Savers and Clintons. Southend Central and Southend Victoria train station are within walking distance with public car parks close by.

Description:

Retail unit in prominent corner location on Southend on High Street. The premises consist of a retail area of approx 960 sq ft with toilet to rear and door leading to bin store.

Accommodation:

The premises have been measured on a net internal basis.

Retail Area: 961 Sq Ft 89.28 Sq M

Toilet

Features:

- Corner Location
- Good Trading Location
- Close to Universtity and College
- Public Car Parking Close by

Terms:

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

Rent:

£37,500 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: TBC

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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