

FIRST FLOOR SPACE TO LET

APPROX 9,557 Sq Ft (887.85 Sq M)



First Floor
101-109 High Street
Southend On Sea
Essex
SS1 1LQ

Location:

The property is positioned on the corner of the pedestrianised High Street and Clifftown Road. Nearby occupiers include Marks and Spencer, KFC, Taco Bell, SpecSavers.

Description:

The property consists of first floor accommodation measuring approx 9,557 sq ft with a head height 3.4m, the entrance to the property is via Clifftown Road.

Accommodation:

The premises have been measured on a net internal basis.

Floor Area: 9,557 Sq Ft 887.85 Sq M

Features:

- Prime High Street Location
- Corner Position
- Adjacent To Southend Central Train Station
- Suitable For A Variety Of Uses (STP)

Terms:

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

Rent:

£50,000 Per Annum + VAT exclusive.

Business Rates:

The liability forms part of a larger assessment which includes the former ground floor retail accommodation. A rating reassessment will be required.

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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