

# RETAIL UNIT TO LET APPROX 905 Sq Ft (84.07 Sq M)



**G10 The Victoria  
Southend On Sea  
Essex  
SS2 5SP**

**Location:**

The Victoria Centre forms the gateway to Southend on Sea town centre and is at the heart of its retail, leisure and business district.

The Victoria Centre is anchored by New Look, Next, Wilko, Boots, Poundland, Starbucks, Deichman, Metro Bank, NHS, and Leisure tenants Spy Mission and Indie Rock.

Located at northern end of the High Street by the Odeon Cinema and the major food retailers. The Shopping Centre provides linkage between these areas and the Southend Victoria Railway Station with its fast commuter rail route to London Liverpool Street.

**Description:**

Ground floor retail unit with sales area of 577 sq ft and a basement area of 328 Sq Ft.

**Accommodation:**

The premises have been measured on a net internal basis.

Sales Area:	577 Sq Ft	53.60 Sq M
Basement:	328 Sq Ft	30.47 Sq M

**Total Area: 905 Sq Ft 84.07 Sq M**

**Features:**

- Shopping Centre Location
- Good Footfall Leading to Town Centre
- Keys Available For Viewings
- Immediate Occupation

**Terms:**

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

**Rent:**

£10,000 Per Annum + VAT exclusive.

**Business Rates:**

Interested parties are advised to make their own enquiries to Southend Borough Council or via [www.voa.gov.uk](http://www.voa.gov.uk). Rateable Value: £8,800

**Viewing:**

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

**Legal Costs:**

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

**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.