

PRIME RETAIL UNIT TO LET

APPROX 3,864 Sq Ft - 358.98 Sq M



**80 High Street
Southend On Sea
Essex
SS1 1JF**

Location:

The property is situated in a prominent retailing position on the pedestrianised High Street, Southend's principal retailing thoroughfare. It is close to Marks and Spencers McDonalds, Spec Savers, Lloyds Bank and Primark Store. Southend Central Train Station is within walking distance and there is a Bus Station immediately behind the unit on Chichester Road.

Description:

This mid terrace property is situated over four floors. The ground floor sales area consists of approx 1,131 sq ft with a further approx 75 sq ft of storage. First floor and second floor storage and staff areas consists of approx 1,544 sq ft. There is also access to a basement measuring approx 1,114 sq ft.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor:	1,206 Sq Ft	112.04 Sq M
First Floor:	1,080 Sq Ft	100.34 Sq M
Second Floor:	464 Sq Ft	43.11 Sq M
Basement:	1,114 Sq Ft	103.49 Sq M

Total Area: 3,864 Sq Ft 358.98 Sq M

Features:

- Prime Location
- Plans Available

Terms:

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

Rent:

£32,500 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 £26,250

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.