

LEISURE/RETAIL UNIT TO LET

APPROX 8,233 Sq Ft (764.87 Sq M)



Unit 1, Ground & Part 1st First Floor
Maitland House
Warrior Square
Southend On Sea
Essex
SS1 2JY

Location:

Southend on Sea was granted City Status in October 2021. Situated in Chichester Road, next door to a Travelodge hotel, close to Southend on Sea town centre in the heart of its retail, leisure and business districts. Within walking distance of Southend Victoria Railway Station and Southend Central Train Station and good bus links to surrounding areas. Opposite Warrior Square Car park with approx 400 spaces.

Description:

Former Bar/Restaurant with a ground floor area of approx 5,372 sq ft with a further 2,001 sq ft on first floor level with commercial kitchen and ladies and gents toilets.

NB: A further 860 Sq Ft on ground floor level is being made available from neighbouring tenant.

Accommodation:

The premises have been measured on a gross internal basis.

Ground Floor Area: 5,372 Sq Ft 499.07 Sq M

First Floor Area: 2,001 Sq Ft 185.90 Sq M

F45 Additional: 860 Sq Ft 79.90 Sq M

Commercial Kitchen

First Floor Male/Female Toilets

Total Area: 8,233 Sq Ft (764.87 Sq M)

Features:

- Southend On Sea granted City Status
- Close to Town Centre
- Opposite Warrior Square Park
- Close to Bus Routes and Train Stations.

Terms:

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

Service Charge:

Applicable.

Rent:

£7.50 Per Sq Ft + VAT exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

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.