

# RETAIL UNIT TO LET

## APPROX 2,992 Sq Ft (277.96 Sq M)



**G16 The Victoria  
Southend On Sea  
Essex  
SS2 5SP**

**Location:**

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

The shopping centre provides an attractive modern shopping environment for retailers and shoppers. The centre is anchored by New Look, Next, Boots, Deichmann, Poundland, Starbucks and Metro Bank. There are also Leisure traders such as Battle Boombur, Indi Rock and Spy Mission.

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

**Description:**

Mid ground floor retail unit with sales area of 980 sq ft and first floor area of 2,012 sq ft. Located on the Southchurch Road side of the scheme close to the new Metro Bank.

**Accommodation:**

The premises have been measured on a net internal basis.

Sales Area: 980 Sq Ft 91.04 Sq M  
Upper Floor: 2,012 Sq Ft 186.92 Sq M

**Total Area: 2,992 Sq Ft (277.96 Sq M)**

**Features:**

- Just Off The High Street
- Busy Trading Position

**Terms:**

Available by lease or twelve month licence.

**Rent:**

£28,000 Per Annum+ VAT inclusive of service charge and building insurance.

**Service Charge:**

Applicable

**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: £23,500.

**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](http://sorrellproperty.co.uk) for more details



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