

# RETAIL UNIT TO LET APPROX 2,413 Sq Ft (224.17 Sq M)



**G6,G7 & G8 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:**

Ground floor internal and external shop at the entrance of the shopping centre. Consisting of 1,183 sq ft sales & 1,230 sq ft ancillary space.

**Accommodation:**

The premises have been measured on a net internal basis.

Sales Area:	1,182 Sq Ft	109.90 Sq M
Ancillary:	1,230 Sq Ft	114.27 Sq M
<b>Total Area:</b>	<b>2,413 Sq Ft</b>	<b>224.17 Sq M</b>

**Features:**

- Shopping Centre Location
- Heavy Footfall
- Keys Available For Viewing

**Terms:**

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

**Rent:**

£20,000 Per Annum exclusive, (service charge, buildings insurance and VAT applicable).

**Service Charge:**

£26,100 per annum.

**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: £21,000

**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.

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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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