

# BASEMENT RETAIL UNIT TO LET

## APPROX 1,860 Sq Ft (172.79 Sq M)



**122a High Street  
Southend On Sea  
Essex  
SS1 1JT**

### Location:

The premises are located in a prominent trading location on Southend's pedestrianized High Street benefitting from strong levels of footfall with nearby retailers including Bonmarche, Cafe Nero, Game, TUI, Barclays Bank, and Body Shop. Southend Central Train station and Southend Bus Terminal are close by and numerous public car parks.

### Description:

Basement retail unit area comprising of single door entry at ground level, with a main sales area of approx 1,300 sq ft with lighting and electrical points. There are two storage areas measuring approx 500 sq ft, office, kitchen and male and female toilets. The unit has a rear access to ground floor level and commercial bin store.

### Accommodation:

The premises have been measured on a net internal basis.

Retail Area:	1,300 Sq Ft	120.77 Sq M
Storage:	500 Sq Ft	46.45 Sq M
Office:	60 Sq Ft	5.57 Sq M
Kitchen		
Toilets		

**Total Area: 1,860 Sq Ft (172.79 Sq M)**

### Features:

- Basement Retail Unit
- Pedestrianised High Street
- Rear Access
- Close to Public Car Parks

### Terms:

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

### Rent:

£25,000 Per Annum exclusive.

### Business Rates:

Please refer to the Local Authority for information on rates

### 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.