

# CLASS E UNIT TO LET APPROX 2,291 Sq Ft (212.83 Sq M)



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

**Location:**

The premises are situated in a prominent location at the southern end of the High Street where footfall is high. Nearby occupiers include, Marks and Spencers, Yours Clothing, Shoezone, Lloyds Bank, Hays Travel, Boots, Waterstones, KFC, Taco Bell, McDonalds, Patisserie Valerie, Clarks, Primark, Superdrug, H&M and Greggs.

**Description:**

The premises comprise a lower ground floor Class E unit with a dedicated front entrance at ground level. There is a passenger lift linking ground to lower ground floor levels.

**Accommodation:**

We estimate the following gross internal areas:

Ground Floor: 255 Sq Ft 23.69 Sq M

Lower Ground Floor: 2,036 Sq Ft 189.14 Sq M

The LGF can potentially be extended to circa 4,000 Sq Ft if required.

**Total Area: 2,291 Sq Ft (212.83 Sq M)**

**Features:**

- Good Trading Position
- Customer Lift
- Potential To Extend
- 2.8M To Ceiling Height

**Terms:**

The premises are available on a new effective FRI lease for a term to be agreed.

**Rent:**

£25,000 Per Annum exclusive.

**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 £14,000

**Viewing:**

Strictly by appointment through Peter Alabaster 07900 083439 or Callum Mortimer 07717 145932.

**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.