

# PROMINENT RETAIL SHOP TO LET

APPROX 18,815 Sq Ft (1,747.91 Sq M)



**90 High Street  
Southend On Sea  
Essex  
SS1 1JN**

**Location:**

The premises are in a prominent central location on Southend High Street. Nearby traders include Taco Bell, KFC, Pound Stretcher, The Perfume Shop, EE and new British Heart Foundation Furniture Store. Close to Southend Central C2C Train Station to London and Southend Central Bus Terminal.

Southend benefits from a primary catchment population of approximately 350,000. Southend also benefits from the presence of numerous educational facilities which include The University of Essex and South Essex College whose Southend Campus which is close by and caters for over 1,500 students.

**Description:**

This double fronted premises shop with basement benefits from a large open plan retail sales area measuring approx 3,068 sq ft with further ground floor area to rear of approx 1,537 sq ft. with tiled flooring, suspended ceiling with prep rooms, lighting, toilets and with roller shutters to front. There is additional space on first, second and third floors.

**Accommodation:**

The premises have been measured on a net internal basis.

Ground Floor Retail Area:	3,068 Sq Ft	285.00 Sq M
Ground Floor Rear Stores:	1,537 Sq Ft	142.86 Sq M
Basement Floor Area:	4,011 Sq Ft	373.00 Sq M
First Floor:	4,832 Sq Ft	451.73 Sq M
Second Floor:	4,307 Sq Ft	400.18 Sq M
Third Floor:	1,060 Sq Ft	98.40 Sq M

**Total Area: 18,815 Sq Ft 1,747.91 Sq M**

**Features:**

- Prominent Location
- Situated on Pedestrianised High Street
- Close to Southend Central Train and Bus Station

**Terms:**

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

**Rent:**

£75,000 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 £68,500

**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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