

SHOP/OFFICE TO LET

REDUCED RENT - £22,000 pax.

APPROX 1,860 Sq Ft (172.80 Sq M)



**10-12 Clarence Street
Southend On Sea
Essex
SS1 1BD**

Location:

The property is located approximately 50 metres from the High Street nearby to Marks and Spencers, Patisserie Valerie, Superdrug and Waterstones. The property is close to Southend Central Train Station, Clarence Road Car Park and Southend Bus Terminal.

Description:

This double fronted glazed shop consists of 930 Sq Ft on the ground floor benefitting from suspended ceiling with lighting, slatted walls, alarm system and store rooms. To the first floor there are two good sized rooms to the front of the building with kitchen and toilet facilities to the rear. To the exterior there is a concrete rear yard with door access to alleyway leading to Clarence Street. Change of use possible subject to landlords consent and planning permission.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor: 930 Sq Ft 86.40 Sq M

First Floor: 930 Sq Ft 86.40 Sq M

Kitchen

Toilet

Features:

- Over Two Floors
- Close to High Street
- Public Car Parking Close By
- Air Conditioning

Terms:

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

Rent:

£22,000 Per Annum exclusive. Incentives Considered.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Rateable Value £24,500

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

Each party to be responsible for their own 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.