

# RETAIL UNIT TO LET APPROX 6,085 Sq Ft (565.3 Sq M)



**66-68 High Street  
Southend On Sea  
Essex  
SS1 1JF**

**Location:**

The property is situated in a prominent retailing position on the pedestrianised High Street, Southend's principal retailing thoroughfare. It is adjacent to the only Marks and Spencers in the town as well as being very close in proximity to McDonalds, and the brand new Primark Store (Former BHS). Southend Central Train Station is within walking distance and there is a Bus Station immediately behind the unit on Chichester Road.

**Description:**

The premises consists of a ground floor retail area of 4,110 sq ft and with a basement (currently not accessible) area of 1,975 sq ft.

**Accommodation:**

The premises have been measured on a net internal basis.

Ground Floor:	4,110 Sq Ft	381.80 Sq M
Lower Ground Floor:	1,975 Sq Ft	183.84 Sq M

Total Area:	6,085 Sq Ft	(565.3 Sq M)
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**Features:**

- Good Trading Position
- Close To Marks and Spencers and Primark Store
- Pedestrianised High Street Location
- Close To Southend Central Train Station

**Terms:**

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

**Rent:**

£70,000 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 £56,000.

**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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