



HAIR & SON
THE ESTATE OFFICE

46/48 HIGH STREET
SOUTHEND, ESSEX, SS1 1JG
PRIME RETAIL UNIT TO LET -
SOUTHEND HIGH STREET
4,975 SQ.FT (462 SQ.M)



RENT £39,000 PAX
£3,250 PCM

SITUATION AND DESCRIPTION

The property is located on the west side of Southend High Street towards the southern end, and adjoining the recently opened Primark Store. The premises comprise a double fronted retail unit with storage on the first floor, most recently occupied by Monsoon / Accessorise,

The premises have a total floor area of 462 sq.m (4,975 sq.ft.) arranged on ground and first floors.

NEW LEASE -- JUST REDUCED

ACCOMMODATION

GROUND FLOOR RETAIL AREA

10M. X 25.38 M (including changing rooms)

FIRST FLOOR

Storage area 1 - 10m. x 16.33m. And 3.02 m x 1.7m

Storage area 2 - 9.04 m x 5.69 m

Office 2.01 m. x 2.5m.

NET INTERNAL FLOOR AREA 462 SQ.M. (4,975 SQ.FT.)

DESCRIPTION

A prime retail unit with storage over.

RATEABLE VALUE

The rateable value is £63,000 which is chargeable at 49.6p. in the pound for the rating year to April 2021.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The premises are to let on a new lease for a term to be agreed at a rent of £39,000 per annum and subject to regular rent reviews.

VIEWING

Prior telephone appointment with Hair & Son:
01702 394959.

Hair & Son – 01702 394959

www.hairandson.co.uk

EPC GRAPH TBC

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.
Photos are for representation only and do not imply the inclusion of fixtures or fittings.
The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959

More than an estate agent

www.hairandson.co.uk

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