

# SOUTHEND-ON-SEA



# TO LET

Princess Caroline House,  
1 High Street,  
Southend-On-Sea  
Essex SS1 1JE

**TOP FLOOR OFFICE SUITE  
3,520 SQ. FT. ( 327.1 SQ. M. )**



**EXCELLENT TOWN CENTRE  
LOCATION**



**CLOSE TO LOCAL AMENITIES,  
MAINLINE AND BUS STATIONS**



**SUPERB VIEWS OVERLOOKING  
THE HIGH STREET AND ESTUARY**



**NEW LEASE AVAILABLE NOW**



**RENT ONLY £40,000 PA  
EXCLUSIVE**



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**



**Ayers & Cruiks**  
COMMERCIAL

**t.** +44 (0)1702 343060  
**w.** [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

**a.** 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ

# DESCRIPTION AND LOCATION

Character office suite situated within a prestigious Grade II listed building directly on the High Street opposite the Royals Shopping Centre and within yards of the Cliff Gardens and Estuary.

The suite is on the fourth floor which is accessed via the lift or stairs through the communal reception area. It comprise of 8 separate office suites, large hallway and access male W.C facilities. Toilets are communal and male and female toilets can be found on alternate floors.



## ACCOMODATION

Total approx. area 3520 sq. ft.(327.1 sq. m)

## TERMS

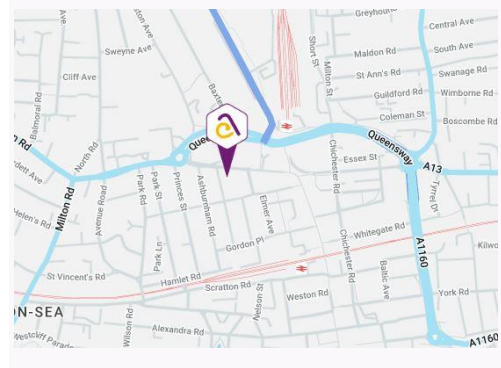
The property is available upon a new fully repairing and insuring lease subject to terms to be agreed

## TENURE

Leasehold

## SERVICE CHARGE

A service charge is levied for the upkeep of the estate.



## BUSINESS RATES 202

Rateable Value	UBR	Rates Payable
£24,500	49.9p	£12,225.5

Tenants may benefit from small business rates relief.

Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## EPC

Rating of C-57

Certificate available upon request

## RENT

Only £40,000 per annum exclusive plus VAT if applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

### Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruikis, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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## SOUTHEND OFFICE

- a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ
- t. **01702 343060**
- e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)
- w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)

## CHELMSFORD OFFICE

- a. Burgundy Court  
64 / 66 Springfield Road  
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)
- w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)