

# SOUTHEND-ON-SEA



## TO LET

10 Alexandra House,  
27 High Street  
Southend-On-Sea,  
Essex SS1 1JD

**MULTI USE PREMISES  
1,076 SQ. FT. (100 SQ.M.)**



**SOUGHT AFTER LOCATION ON  
SOUTHEND HIGH STREET**



**PROMINENT CORNER POSITION**



**OPEN PLAN GROUND FLOOR**



**NEW LEASE AVAILABLE**



**RENT ONLY £30,000 PER  
ANNUM, EXCLUSIVE PLUS VAT  
IF APPLICABLE**



**Ayers & Cruiks**  
COMMERCIAL

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# DESCRIPTION AND LOCATION

This retail property is situated in Southend High Street which has great transportation links. There are two railway lines which provide direct access to London City. Via Fenchurch and Liverpool Street.

The premises which was previously used as a bank has been renovated to comprise of open plan retail space.

Note: Basement is available by separate negotiation

## ACCOMMODATION

**Total approx. area** 1,076 SQ.FT.(100 SQ.M.)

## RENT

£30,000 per annum, exclusive, plus VAT if applicable

## BUSINESS RATES (2022/2023)

Interested parties are advised to contact Southend Council on 01702 215001

## LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

## TERMS

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

## EPC

Rating of C-67

Certificate available upon request.

## TENURE

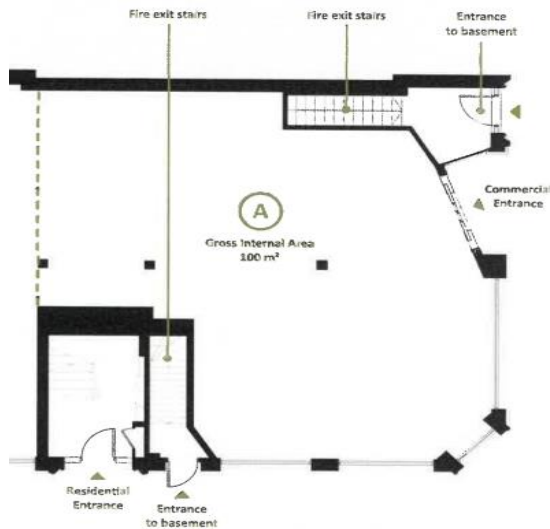
Leasehold

## VIEWING

For further information and viewings, please contact **Ayers & Cruiks**.

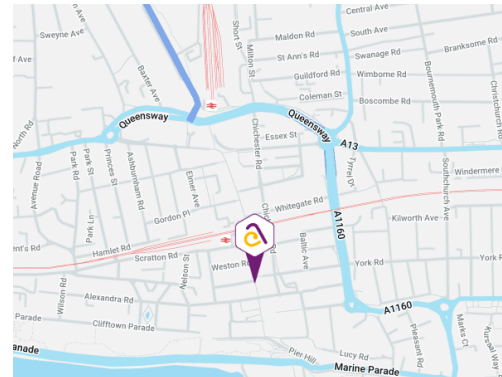
**10 ALEXANDRA HOUSE**  
27 HIGH STREET  
SOUTHEND-ON-SEA  
ESSEX, SS1 1JD

### GROUND FLOOR FLOORPLAN



### LEGEND

Ground Floor:	
Total Gross Internal Area:	238 m <sup>2</sup>
GIA Unit A:	100 m <sup>2</sup>
GIA Unit B:	138 m <sup>2</sup>
GIA Unit C:	230 m <sup>2</sup>
GIA Unit A + B:	238 m <sup>2</sup>
GIA Unit A + C:	330 m <sup>2</sup>
GIA Unit B + C:	368 m <sup>2</sup>
GIA Unit A + B + C:	468 m <sup>2</sup>



### Misrepresentation Act 1967

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