






# SOUTHEND-ON-SEA



# TO LET

3-5 High Street  
Southend-on-Sea  
Essex  
SS1 1JE

**Retail/Leisure Space**  
**5293.6 SQ.FT. (491.8 SQ.M.)**

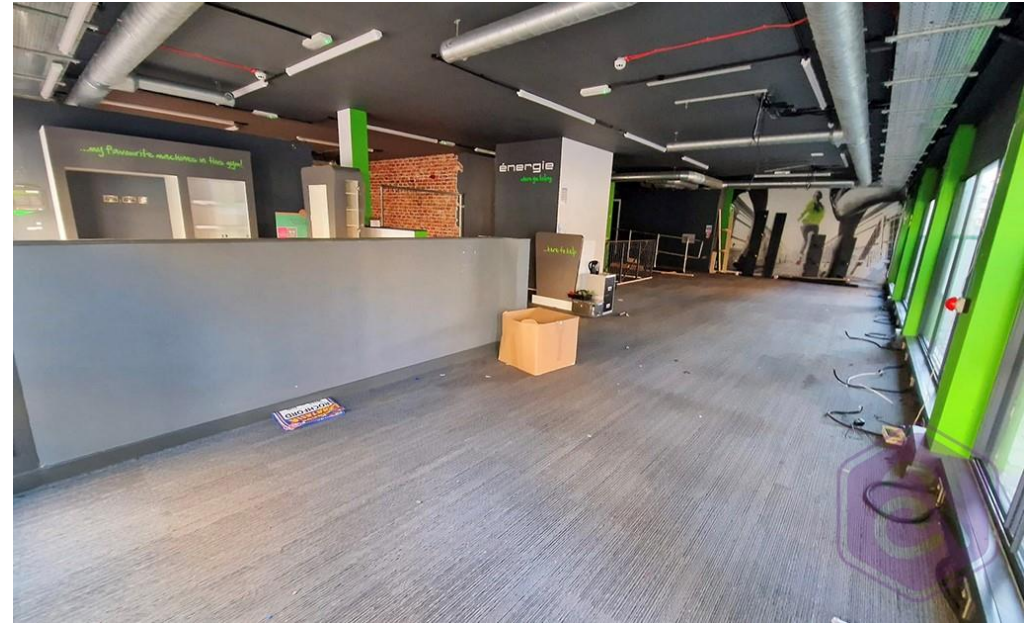
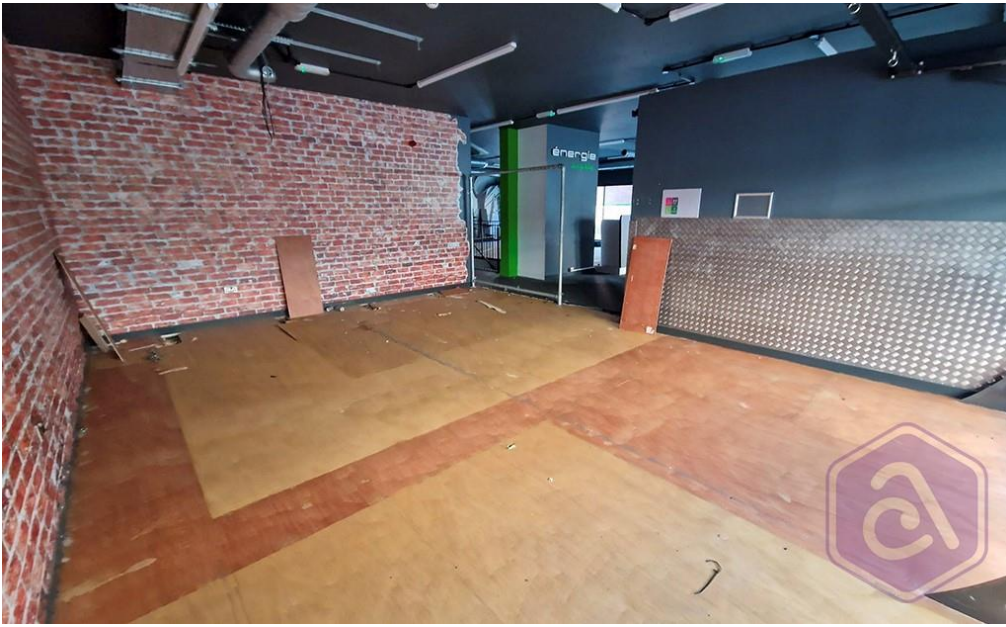
-  Ground Floor and Basement retail space
-  Busy position along Southend High Street
-  Close to Car parks
-  Previously a Gym
-  Available Now



**Ayers & Cruiks**  
COMMERCIAL

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

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



**Ayers & Cruiks**  
COMMERCIAL

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

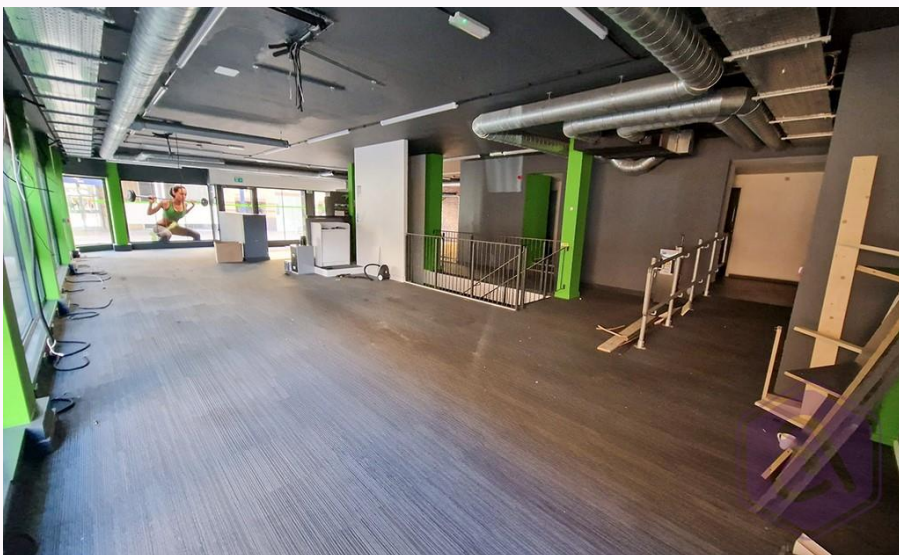
**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

This property, situated in a Prime location on the bustling High street, comprises of a ground floor and basement. Formerly utilized as a gym, it is now available for lease.

The property benefits from a corner position and is in close proximity to several car parks, making it easily accessible for customers. This is an excellent opportunity for a business looking to establish a presence in a high footfall area.

Don't miss out on the chance to secure this prime retail space.



## ACCOMODATION

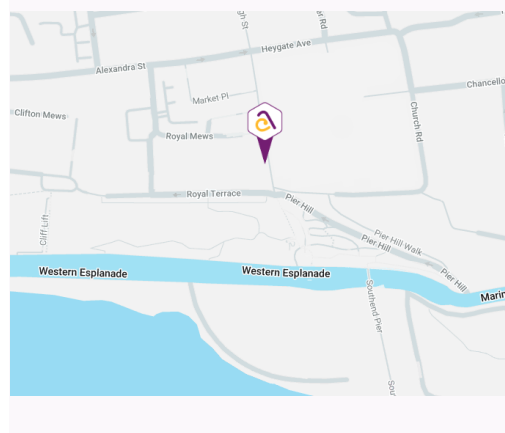
Retail space: 5,293.6 sq. ft. (491.8 sq. m)

## TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

## EPC

Rating of C - 61



## BUSINESS RATES 2023

Rateable Value	UBR	Rates Payable
£53,500	49.9p	£26,695.50

Interested parties are advised to contact Southend City Council. 01702 215000

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

£55,000 per annum exclusive, plus VAT

## 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 & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



**Ayers & Cruiks**  
COMMERCIAL

## 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)