

SOUTHEND-ON-SEA



TO LET

Rear Suite Ground Floor,
Princess Caroline House,
1 High Street,
Southend-On-Sea,
Essex SS1 1JE

OFFICE

573 sq. ft (53 SQ. M.)



EXCELLENT TOWN CENTRE
LOCATION



CLOSE TO LOCAL AMENITIES,
MAINLINE AND BUS STATIONS



SUPERB VIEWS OVERLOOKING
THE HIGH STREET AND ESTUARY



WELL MAINTAINED OFFICE



RENT ONLY £11,460 PER ANNUM
ALL INCLUSIVE**



Ayers & Cruiks
COMMERCIAL

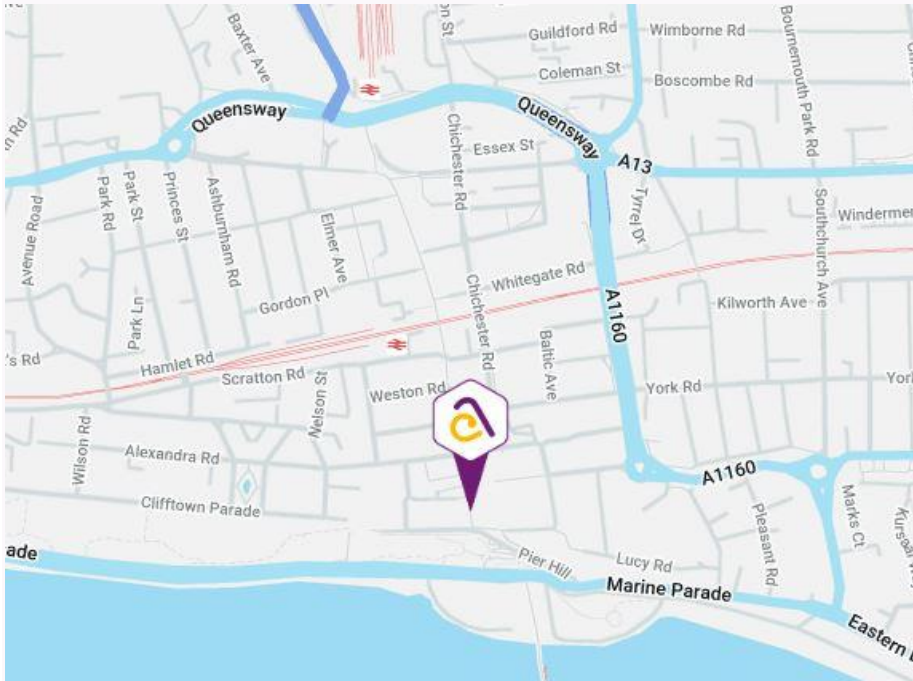
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

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 located on the ground floor. The office is accessed via a communal reception area. Male and female toilet facilities are situated on alternate floors throughout the building; these are easily accessed by the lift, or stairs.



ACCOMODATION

Total approx. area 573 sq. ft. (53 sq. m)

RENT

Only £11,460 per annum. Electricity not included.

TERMS

The property is available upon a new lease for a term to be agreed

BUSINESS RATES (2022 / 2023)

Rateable Value	UBR	Rates payable
£5,200	49.9p	£2,594.80pa

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 landlord's reasonable legal costs.

EPC

Rating of C-57

Certificate available upon request

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.



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