

# SOUTHEND-ON-SEA



# TO LET

189 High Street,  
Southend-on-Sea,  
Essex,  
SS1 1LL

**Retail**  
**1,602 SQ.FT. (148.8 SQ.M.) plus**  
**basement 906 SQ.FT. (84.1 SQ.M.)**

-  Popular Southend High Street location
-  Busy pedestrian footfall
-  Ground Floor & Basement
-  Nearby occupiers include Savers, Holland and Barrett & McDonalds
-  Rent only £45,000 per annum



**Ayers & Cruiks**  
COMMERCIAL

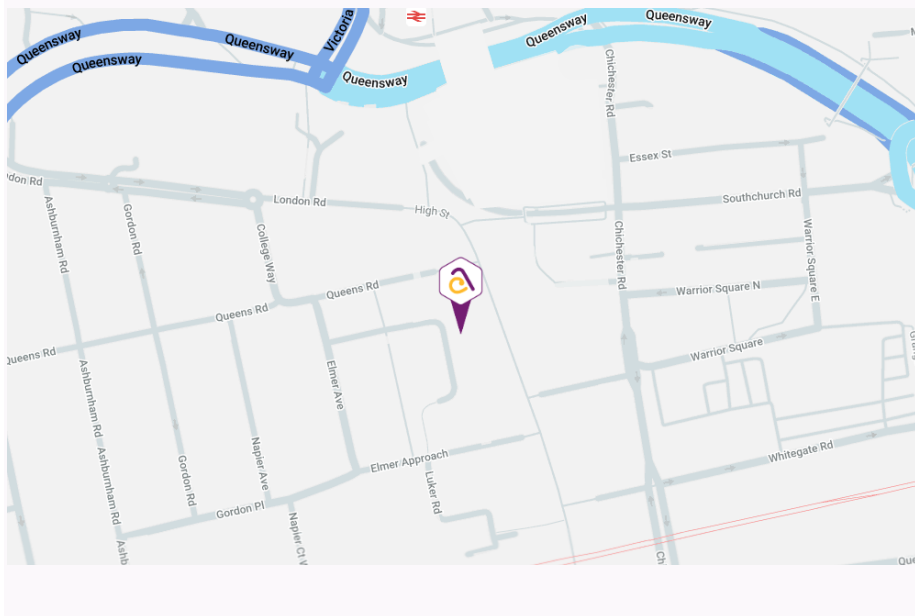
**SOUTHEND OFFICE**  
**01702 343060**

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

# DESCRIPTION AND LOCATION

This commercial property is located at 189 High Street in Southend, with a suspended ceiling and laminate flooring throughout. The property boasts a retail floor and basement, with a 5 meter shop frontage that is sure to attract attention from the busy pedestrian traffic on Southend High Street.

The property is situated near neighboring shops such as Savers and Holland & Barrett, as well as other popular retailers like Virgin, O2, and Three. Additionally, the property is conveniently located close to Southend Victoria Station, and within easy access of the A13.



## ACCOMODATION

	sq. ft.	sq. m.
Ground Floor	1,602	148.8
Basement	906	84.1
<b>Total</b>	<b>2,508</b>	<b>232.9</b>

## SERVICE CHARGE & INSURANCE

Service charge is applicable please enquire for further information. The landlord will insure the premises and the premiums to be recovered from the tenant.

## 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-66

## BUSINESS RATES 2023

Rateable Value	UBR	Rates Payable
<b>£34,250</b>	<b>49.9p</b>	<b>£17,090.75</b>

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

£45,000 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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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



**Ayers & Cruikis**  
COMMERCIAL

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