






SOUTHEND-ON-SEA



TO LET

290 Prince Avenue,
Southend-on-Sea,
Essex,
SS0 0NF

**GROUND FLOOR RETAIL PREMISES
AND STORAGE UNIT
1,098 SQ. FT. (102.1 SQ. M.)**

-  Highly visible location
-  Corner position
-  Heavy vehicular traffic
-  Retail To Let
-  Detached storage unit to the rear



Ayers & Cruiks
COMMERCIAL

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01702 343060

CHELMSFORD OFFICE
01245 202555



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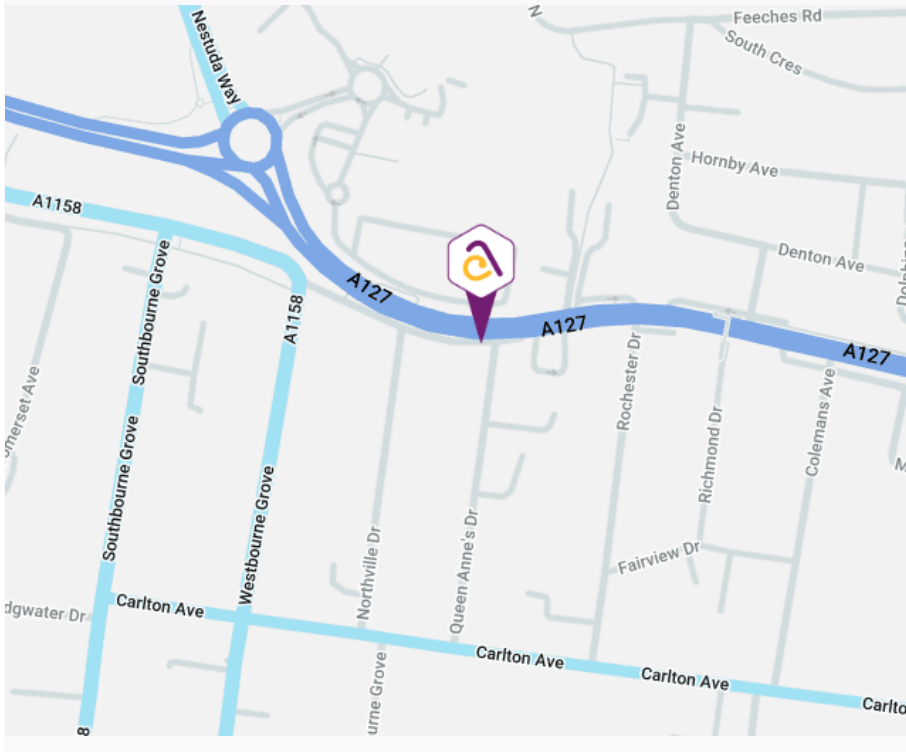
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DESCRIPTION AND LOCATION

Situated on a bold corner position on A127 (Prince Avenue), the main road in and out of the city of Southend on Sea

The property is a ground floor shop with a detached storage unit to the rear, the property has a double glazed shop front, two entrance doors, Historically the property has been a motorcycle shop for many years.



ACCOMMODATION

	sq. ft.	sq. m.
Shop	805	74.8
Storage	293	27.3
Total	1098	102.1

EPC

Rating C- 74

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

BUSINESS RATES

Rateable Value	UBR	Rates Payable
£4,700	49p	£2,345.30

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

TENURE

Freehold

PRICE

Rent only £15,000 per annum 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 & 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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