

**TO LET**

**E-Class Premises With Storage Above**

Approx. 10,568 sq. ft. (982 m<sup>2</sup>)

**50 CHASE ROAD**

Southend-On-Sea, Essex, SS1 2RE



- Heavy Goods/Vehicle Lift
- New Lease Available
- Roller Shutter Access

- Could Suit Multiple Uses
- Space Available Together Or Split
- Prominent Corner Position

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)





## LOCATION

Southend-on-Sea is situated in the Thames Gateway area approximately 45 miles to the east of central London accessed via the A13 and A127 arterial roads providing good communications throughout the southeast Essex area and direct links to the M25 and national motorway network. Southend-on-Sea has two mainline railway stations providing services to The City. Southend on Sea is the largest town within Essex having a population of 165,000. If the outlying areas are included the population is 250,000. The town centre therefore serves a large population and is an important commuting town.

## DESCRIPTION

Prominent corner premises offering a former ground floor car showroom with large storage area at first floor level, most recently used a taxi call centre and vehicle maintenance depot. The ground floor offers reception, offices, large showroom space and welfare facilities. At first floor additional storage is offered with fully concreted floors, accessed via a heavy goods/vehicle lift. The space is available together or could be split, subject to the needs of the interested party. Externally, the building offers various personnel access points, a roller shutter measuring 7.2m wide by 3.5m and a forecourt parking.

## ACCOMMODATION

Ground Floor	5,503 sq. ft. (511 m <sup>2</sup> )
First Floor	5,065 sq. ft. (471 m <sup>2</sup> )
<b>Total</b>	<b>10,568 sq. ft. (982 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

The property is available on a leasehold basis, further detail upon application.

## RENT

£67,500 per annum exclusive.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Lower 50 Chase Road:

From enquiries made of the Valuation of Agency, we believe the rateable value to be £43,250 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £21,581.75.

Upper 50 Chase Road:

From enquiries made of the Valuation of Agency, we believe the rateable value to be £21,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £10,479.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

An EPC has been commissioned.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

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