



## Southend Retail Unit To Let 4,500 sq ft in Prime Position

### Description

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This ground floor retail unit is in an excellent position on the pedestrianised High Street in Southend-on-Sea between Marks & Spencer and McDonalds. Southend Central Station, the Royals Shopping Centre and the sea are all moments away.

### Unit

Large High Street Unit  
Excellent condition; Fitted with: Air con. and Alarms.  
Rear access available. EPC B rated

### Floor Areas

Ground – 4,500 sq ft  
Lower Ground – 2,500 sq ft  
(Lower ground currently blocked off but potential to open up and to extend retail space over two floors. Staircase in situ.)

### Tenure

A new full repairing and insuring lease is available for a term of years to be agreed.

### Rent

Commencing rent of £80,000 p.a.

### Rateable Value

£56,000 effective April 2023

## **Location**

The property is situated in a prominent retailing position on the pedestrianised High Street, Southend's principal retailing thoroughfare. The property is adjacent to the **Marks & Spencer** department store, and very close to branches of **Boots, Primark, H&M, McDonald's, Superdrug, Tesco etc.**

The Royals Shopping Centre which is situated approximately 200 metres south of the unit is Southend-on-Sea's main shopping centre comprising 26,477 sq m (285,000 sq ft) with a 450 space car park.

Southend Central Station is within 3 minutes walk and there is a bus station immediately behind the unit on Chichester Road.

In addition, the Southend Campus of the **University of Essex** and The Forum which comprise the university library as well as a number of exhibition rooms are also situated just off the High Street within only a few minutes walk of the unit.