



## Southend Prime unit

### Description

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This retail unit is in an excellent position on the pedestrianised High Street in Southend-on-Sea between Marks & Spencer and Wendy's. There is a passenger lift down to the lower ground floor, making the unit DDA compliant. The unit is presented in excellent condition with air conditioning. There is a bright entrance with wide stairs going down to the lower ground floor. Fully fitted toilets (incl. disabled) and kitchen.

### Potential uses

Any class E use but could be suitable for coffee shop/restaurant/bar; retail (incl. collectibles); yoga or gym; safe deposit centre; phone/vape; charity.

### Floor Areas

Ground – 344 sq ft

Lower Ground – 2,036 sq ft (further space may be available if required)

### Tenure

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

### Rent

£2,000 per month (£24,000 pa exclusive).

### Rateable Value

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£14,000 – effective April 2023

## **Location**

The property is situated in a prominent retailing position on the pedestrianised High Street, Southend's principal retailing thoroughfare. Nearby retailers include **Marks & Spencer, Wendy's, Boots, Primark, H&M, McDonald's, Superdrug, Greggs, etc.**

The Royals Shopping Centre which is situated approximately 200 metres south of the unit is Southend-on-Sea's main shopping centre with a 450 space car park.

Southend Central Train 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.

## **Viewings**

Strictly by appointment:

Victor Levy, Raphael Property Investment Company

Tel: 07831 583428

Email: [victor.levy@raphaelproperties.com](mailto:victor.levy@raphaelproperties.com)