



Southend Lower Ground Unit with Dedicated Ground Floor Entrance To Let

Description

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This prime 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.

Floor Areas

Ground – 344 sq ft

Lower Ground – 2,036 sq ft (Extra space could be available)

Tenure

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

Rent

Rental offers in excess of **Â£24,000 per annum** exclusive

Rateable Value

Â£14,000 â€“ effective April 2023

Location

The property is situated in a prominent retailing position on the pedestrianised High Street, Southendâ€™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 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.

Viewings

Strictly by appointment:

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