

020 7491 0999

Douglas Stevens

Chartered Surveyors



SOUTHEND-ON-SEA Unit 24

The Royals Shopping Centre

RETAIL UNIT TO LET

Location

The Royals Shopping Centre is the principal shopping centre serving Southend-on-Sea and anchors the southern section of the pedestrianised High Street. The centre comprises a covered shopping centre which extends to 284,959 sq ft with an adjoining 450 space multi-storey car park.

The centre is anchored by Debenhams, Primark, TK Maxx and Boots, with other occupiers including H&M, Tesco, Fragrance Shop, Toni & Guy and Pandora.

The subject shop fronts the high street and sits adjacent to Hotter Shoes and Toni & Guy.

Accommodation

The shop unit is arranged on ground floor and first floor:

Gross Floor Sales:	142.2 sq m	1,531 sq ft
First Floor Storage:	76.2 sq m	820 sq ft

Lease

The shop is available to be let on a new lease for a term to be agreed.

Rent

£42,500 pa exclusive of rates, service charge, VAT and any other outgoings.

Service Charge

The service charge for the year 2019 is estimated at £22,644 pa plus insurance of £265 pa (excl. VAT).

Rates

We are advised by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	£30,050
UBR (2019/2020)	50.4p

Interested parties are encouraged to verify this information with Southend-on-Sea Borough Council.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

A copy of the energy performance certificate is available upon request.

Viewing and Further Information

Strictly by prior appointment through the sole agent:-

Nick Cook

Douglas Stevens & Company

Telephone: 0207 514 8215

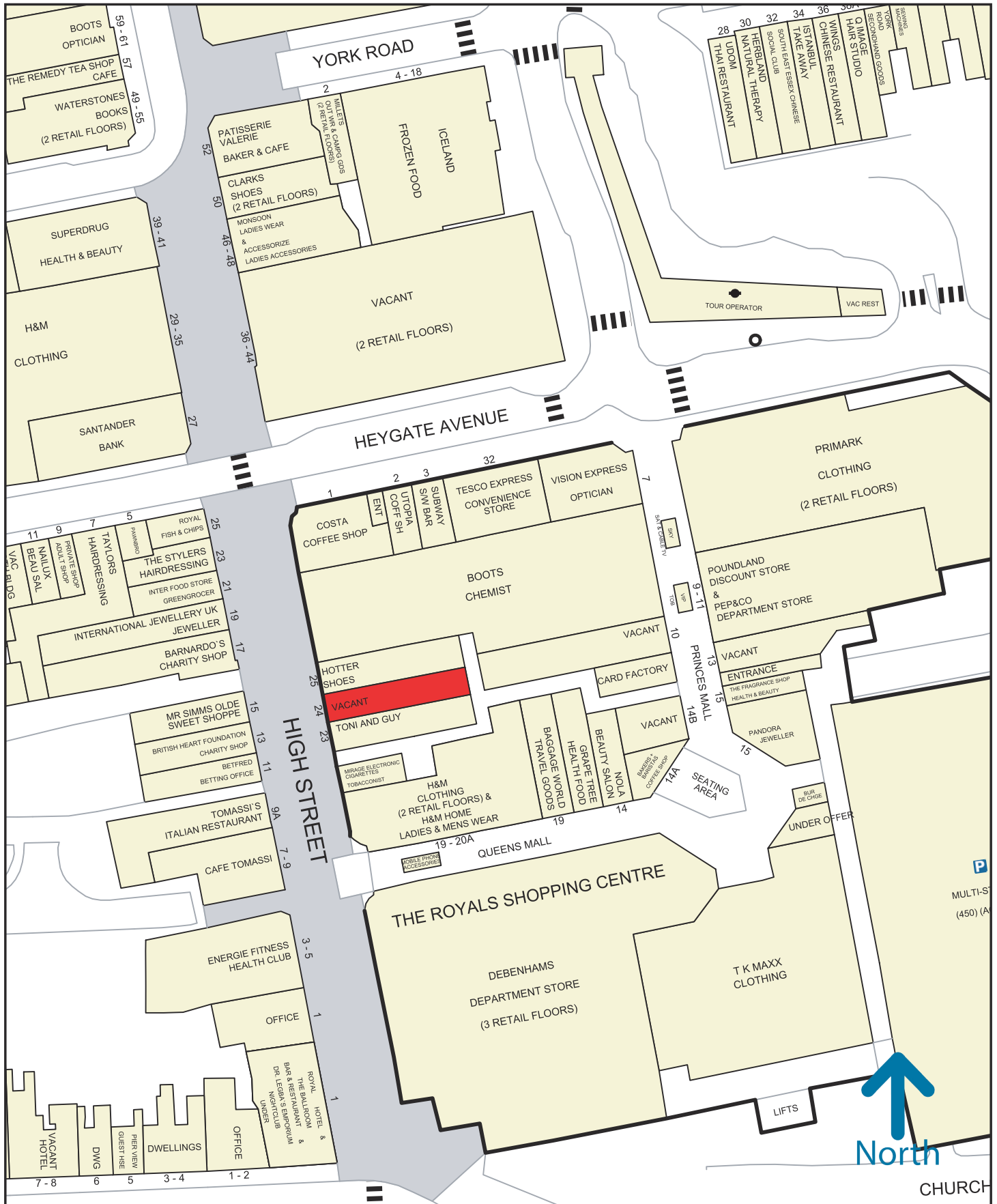
E-mail: nick.cook@douglasstevens.co.uk

Douglas Stevens

Douglas Stevens & Company

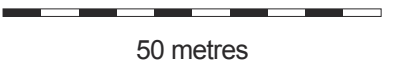
Telephone: 0207 514 8206

E-mail: douglas.stevens@douglasstevens.co.uk



Misrepresentation Act 1967: Messrs Douglas Stevens & Co for themselves as vendors and lessors of this property whose agents they are, give notice that; (i) these particulars are set out as a general outline for guidance of intended purchasers of lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the accuracy of all matters upon which they to rely; (iii) no person in the employment of Douglas Stevens & Co has any authority to make or give any representation or warranty whatsoever in relation to this property; (iv) properties are offered subject to contract and being unsold or un-let and no responsibility is taken for any inaccuracy or expenses incurred in viewing; (v) all prices and rentals quoted are exclusive of Value Added Tax at the appropriate rate. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

Experian Goad Plan Created: 29/08/2019
Created By: Douglas Stevens



50 metres