

020 7491 0999

Douglas Stevens

Chartered Surveyors



SOUTHEND-ON-SEA

Unit 14B

The Royals Shopping Centre

SS1 1DQ

SMALL SHOP 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 has four major anchors **Debenhams**, **Primark**, **TK Maxx** and **Boots**, with other occupiers including **H&M**, **Hotter Shoes**, **Pandora** and **Animal**.

Accommodation

The accommodation is arranged over ground floor only:

Ground floor only: 71.07 sq m 765 sq ft

Lease

A new effectively full repairing and insuring lease is available for a term of years to be agreed, subject to five yearly upward-only rent reviews.

Rent

£32,000 p.a. exclusive of rates, service charge, VAT and any other outgoings.

Service Charge

The service charge for the year 2018 is estimated at £6,510 p.a. plus insurance of £101 p.a. (excl. VAT).

Rates

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

Rateable Value (2017)	£26,750
UBR (2017/2018)	0.466p
Rates Payable (2017/2018)	£12,840 pa

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:-

Tom Welham

Douglas Stevens & Company

Telephone: 0207 514 8209

E-mail: tom.welham@douglasstevens.co.uk

Douglas Stevens

Douglas Stevens & Company

Telephone: 0207 514 8206

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

