

**FOR SALE
RETAIL SHOWROOM
APPROX. 7,340 SQ FT (682 SQ MS)**



**3 - 7 Whitegate Road
Southend-on-Sea, Essex, SS1 2LH**

LOCATION

Southend on Sea is located approx. 45 miles from Central London & 20 miles from Chelmsford. The town enjoys excellent road and rail links.

The property occupies a prominent trading position just off of the High Street, on the western side of Chichester Road. Occupiers in the immediate vicinity include Caffè Nero, Superdrug, Top Shop and Natwest. Victoria Shopping Centre and the Royals Shopping Centre are nearby, together with some of the town's main car parks.

DESCRIPTION

Substantial showroom/retail premises with impressive dual frontage arranged to provide an expansive, open plan, retail space with ancillary storage areas.

PRICE: £750,000 Long Leasehold

ACCOMMODATION

All floor areas are approximate and have been measured on a net internal (NIA) basis:

Main Retail Area: 6,200 sq.ft (576 sq ms)
Storage: 1,140 sq ft (106 sq ms)

FEATURES

- Retail showroom
- Prominent Position
- Dual Frontage
- Close to High Street
- Overlooking Busy Car Park
- Long Leasehold (999 years)



TERMS

An opportunity to purchase the residue of a 999 year lease which commenced on 1st January 2003, subject to an asking price of £750,000.

SERVICES

Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority, Southend Borough Council, to ensure that any proposed use is in accordance with the current planning policy. Telephone 01702 215004.

BUSINESS RATES

The property is entered on the 2010 Rating List as Shop and Premises with a rateable value of £48,398. The rateable multiplier for 2016/17 is 49.7p/£ suggesting an estimated notional rates liability of approx. £24,053.00. Interested parties are nevertheless advised to contact the Local Rating Authority in order to verify the actual rates payable.

VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311111.

ENERGY PERFORMANCE CERTIFICATE

A Commercial Energy Performance Certificate (EPC) is available for inspection by interested parties.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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GRAY**

Commercial

103 The Broadway, Thorpe Bay, Essex SS1 3HQ • T: 01702 311111 • F: 01702 587970
E: commercial@dedmangray.co.uk • W: www.dedmangray.co.uk