

020 7491 0999

Douglas Stevens

Chartered Surveyors



SOUTHEND-ON-SEA

Seafront Leisure Opportunity -
Overlooking Southend Pier and the Sea
Would suit Gym/Dance Studio/Pilates/Creche

The Royals Shopping Centre

Subject to Planning

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 Tesco, Poundland, Vision Express, Toni & Guy, Pandora and Animal.

Accommodation

This unique space overlooks Southend Pier and the sea. It sits directly above the rear entrance to The Royals shopping centre adjacent to the 450 space car park. It would ideally suit a small gym, or dance/yoga/pilates studio or crèche.

Main Area:	168 sq m	(1808 sq ft)
Mezzanine:	82 sq m	(883 sq ft)
Total:	250 sq m	(2691 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

£21,000 exclusive of rates, service charge, VAT and any other outgoing.

Service Charge

The service charge for the year 2015/16 is estimated at £15,125.

Insurance

The insurance cost is estimated at £600 per annum.

Rates

This unit has not currently been assessed for rates:

Rateable Value	TBC
UBR	49.3p
Rates Payable (2015/2016)	TBC

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

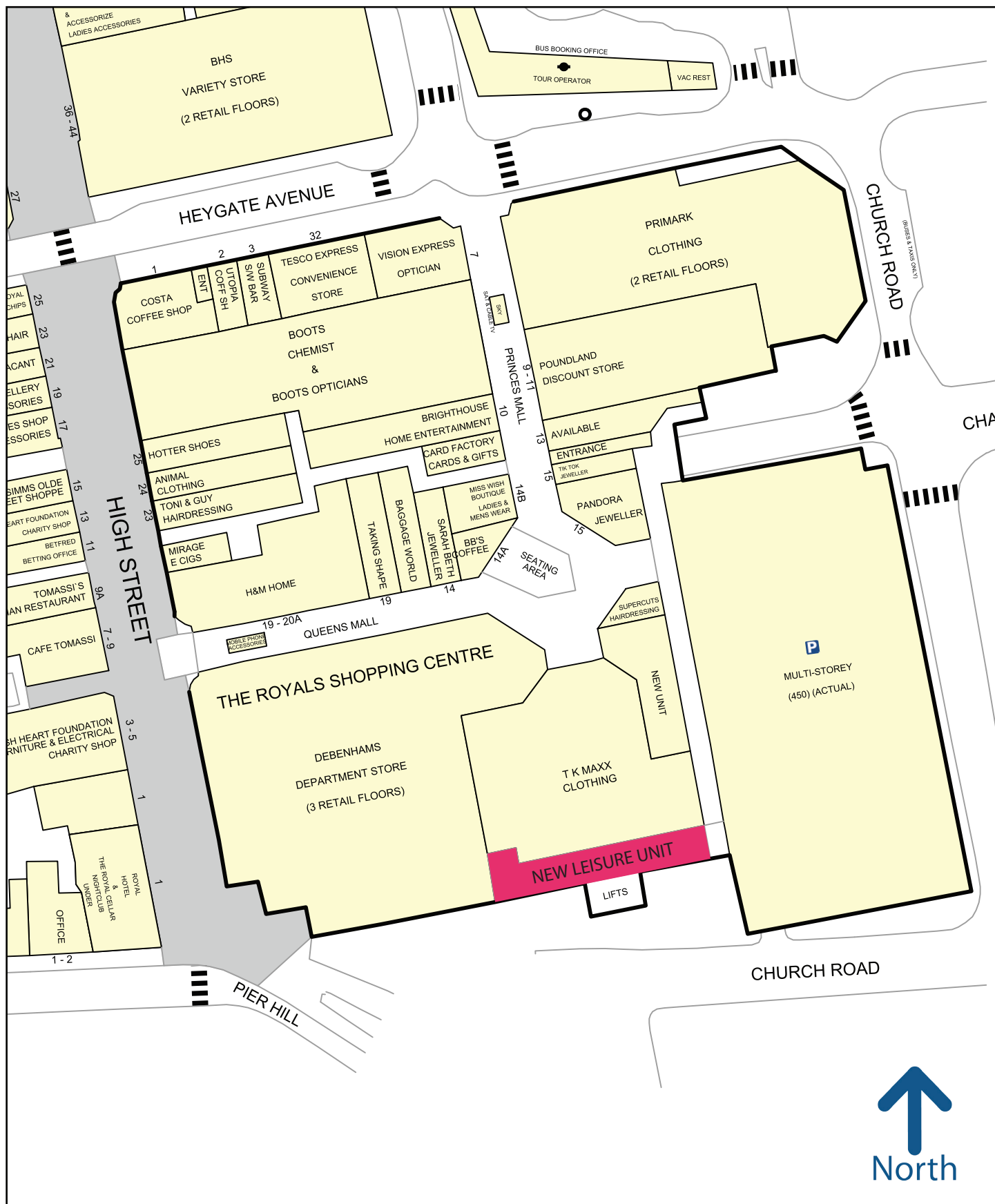
Strictly by prior appointment through sole agent:-

Tom Welham

Douglas Stevens & Company

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50 metres

Experian Goad Plan Created: 09/11/2015 Created By: Douglas Stevens

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