

020 7491 0999

Douglas Stevens

Chartered Surveyors



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

The subject shop fronts the centre's main atrium and immediately adjoins TK Maxx and the main access to the centre's car park.

Accommodation

The shop unit is arranged on ground floor only is 'L' shaped with a main sales area and an adjacent area (15' 9" x 91' 6") capable of sales or storage use. It is a shell unit with a hoarded shop front which will require fitting out:

Gross frontage:	1.89 m	(20' 3")
Net frontage:	1.81 m	(19' 5")
Ground floor main sales:	161.58 sq m	(1255 sq ft)
Ground floor sales/store:	137.86 sq m	(1484 sq ft)
Total:	254.45 sq m	(2739 sq ft)

Lease

The shop is available to be let as a whole (2,739 sq ft) or as a smaller unit (to be agreed) on 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

£32,500 pa exclusive of rates, service charge, VAT and any other outgoings.

Service Charge

The service charge for the year 2015/16 is estimated at £22,555 pa plus insurance of £258 pa (excl. VAT).

SOUTHEND-ON-SEA

Unit 16 (Newly created unit)

The Royals Shopping Centre

RETAIL UNIT TO LET

Rates

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

Rateable Value	to be assessed
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

Telephone: 020 7514 8209

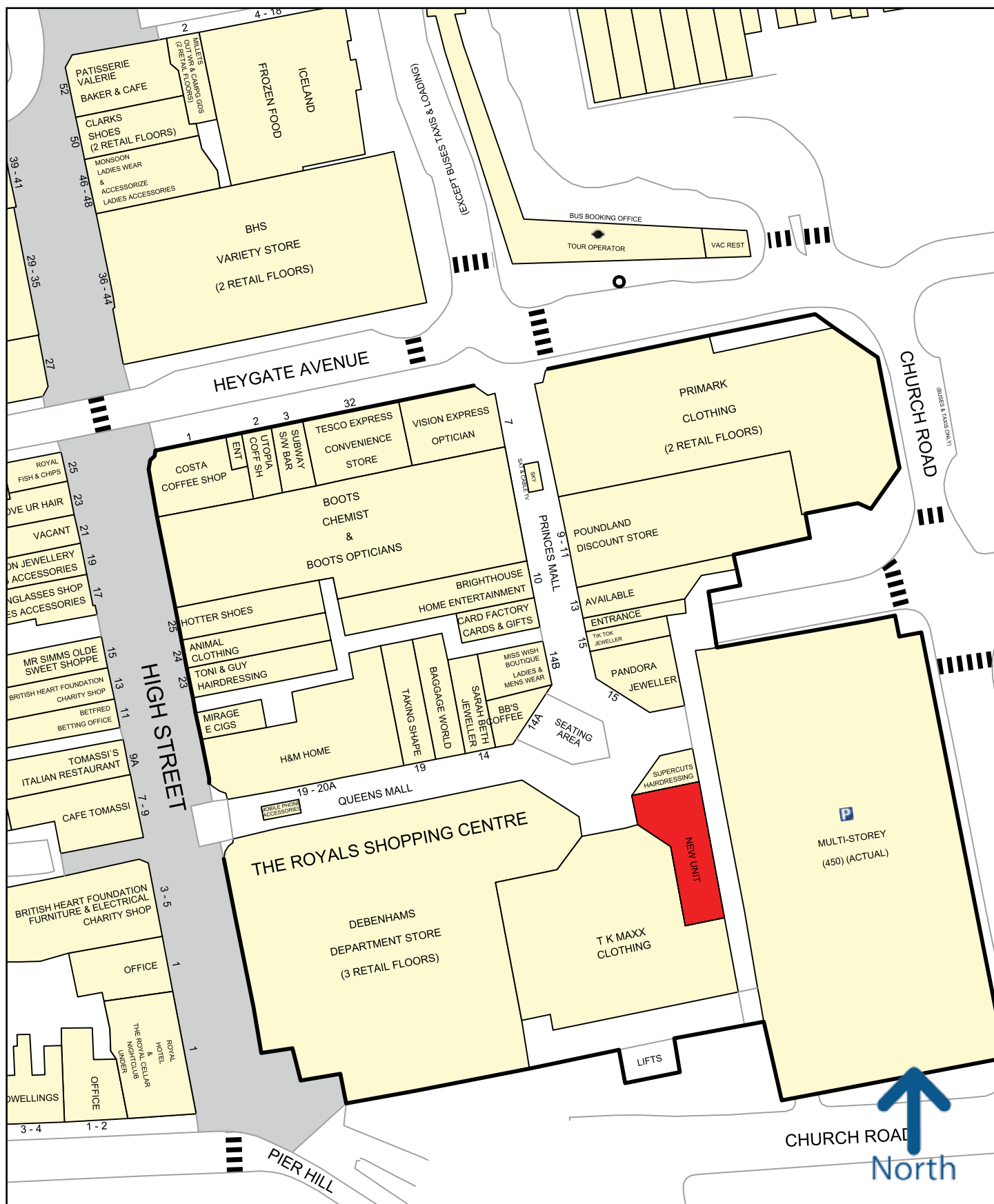
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