

LEASE ASSIGNMENT, THORPE BAY ESSEX RETAIL SHOP IN EXCLUSIVE LOCATION



**172 The Broadway, Thorpe Bay,
Southend-On-Sea, Essex, SS1 3ES**

LOCATION

Located in a prime commercial trading position, a very busy parade with a mixed range of retailers, hairdressers and commercial operators. The parade also includes Tesco Express, Lloyds, Costa Coffee, Ladbrokes and Barclays, and is adjacent to Thorpe Bay railway station.

DESCRIPTION

The property occupies a highly sought after Broadway trading location in this affluent Town. Approx 1,000 sq.ft. with rear yard and parking via rear service road. The location would suit a wide variety of alternative Retail uses, and currently operates as a Dry Cleaners.

RENT: £17,500 PER ANNUM

PROPERTY

Ground floor premises in a total of 981 sq.ft. Glazed frontage leading to the reception area and counter. Behind this an area given over for hanging space and adjacent to an area set aside for shoe repairs. Rear work area with a Fimbimatic 813s Dry Cleaning Unit. Alongside one flank wall is a small kitchen area with sink etc, and toward the rear are ladies and gents WC's. Small pressing area and behind this an adequately sized hanging room. Large rear gravel laid yard/garden in approx 1,000 sq.ft. plus parking space. Rear service road for deliveries and collections.



FEATURES

- Prime/Affluent Broadway Location.
- Approx 1,000 Sq.Ft.
- Suit Many Retail Uses.
- Large Yard With Parking.

TENURE

Leasehold. Granted for 5 years from March 2014 with one rent review at the end of the third year.

RENT

£17,500 per annum.



BUSINESS RATES

The 2010 Rating valuation describes the property as Shop & Premises with a rateable value of £12,750. This results in a liability of £6,285 for 2015/2016 year.

PREMIUM

Our Client the leaseholder is seeking offers for the leasehold interest.

LEGAL FEES

Each party is to be responsible for their own legal fees.

VIEWING

All arrangements to view are via Dedman Gray on 01702 311 111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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