

**TO LET
GROUND FLOOR HIGH STREET PREMISES
WITH BASEMENT
APPROX 3,379 SQ. FT. (314 SQ. MS)**



**90 High Street, Southend-on-Sea,
Essex, SS1 1JN**

LOCATION

Southend on Sea is located approx. 45 miles from Central London & 20 miles from Chelmsford. The town enjoys excellent road and rail links with main line train services available at Southend Central and Southend Victoria stations, both of which are within a short walking distance. The property is situated in the primary trading location of the High Street, surrounded by internationally famous brand names.

DESCRIPTION

Ground floor retail premises and basement area suitable for a variety of uses (STP). The property is prominently positioned in the pedestrianised part of the High Street and located near to McDonalds, River Island, Ann Summers and Marks & Spencer. The unit comprises 3,379 sq. ft. of retail space with basement storage and offers a generous frontage, air conditioning, alarm system and roller shutters.

RENT: £5,833.33 per month plus VAT

ACCOMMODATION

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

Ground Floor - 3,379 Sq. Ft. (314 Sq. Ms)

Basement - 4,011 Sq. Ft. (373 Sq. Ms)

FEATURES

- Prime High Street Location
- 39ft Gross Frontage
- Suitable For Variety of Uses (STP)
- Air Conditioning
- Basement Area
- Short Term Tenancies Considered (STS)

TERMS

The premises are available by way of a new FRI lease subject to a commencing rent of £70,000 per annum plus VAT. Rent reviews are to be incorporated every 5 years throughout the duration of the agreed term. Our client may consider shorter, flexible tenancies subject to status. All other terms and conditions by negotiation.

PLANNING

Interested parties are recommended to make their own enquiries with the local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend Borough Council on 01702 215000.

ENERGY PERFORMANCE CERTIFICATE

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

BUSINESS RATES

The property will be reassessed to identify the new rateable value following the refurbishment work. Interested parties are advised to seek verification of the rates payable from Southend Borough Council.

VIEWING

Strictly by prior appointment through Dedman Gray Property Consultants on 01702 311111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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