

**TO LET,  
SOUTHEND ON SEA ESSEX,  
RETAIL SHOP APPROX. 700 SQ.FT.**



**137 Southchurch Road,  
Southend-On-Sea, Essex, SS1 2NW**

**LOCATION**

On the busy Southchurch Road and only a short walk from the Town Centre and Victoria Mainline Train Station.

**DESCRIPTION**

Retail shop in approx. 700 sq.ft. suitable for a variety of Retail uses. On the busy Southchurch Road only a short walk from the Town Centre. To let on flexible terms, and available for occupation from September.

**RENT: £708.33 per month**

## PROPERTY

All measurements are approximate, and have been measured on a net internal basis. Ground floor 697 sq.ft. comprising the main retail space of 434 sq.ft. behind which is some workspace 207 sq.ft. and then a Kitchen with separate WC. Rear access to some outside space with a wooden shed.

## FEATURES

- On The Busy Southchurch Road
- To Let On Flexible Terms
- Approx. 700 Sq.Ft.
- Suit Various Retail Uses
- Rear Outside Space
- Close Station & Town Centre

## TENURE

The property is to let, on flexible terms, for a period of time to be agreed.

## RENT

£8,500 per annum. VAT is not payable.



## BUSINESS RATES

The 2017 rating assessment describes the property as Shop & Premises with a value of £6,800. Being below the current threshold, qualifying occupiers will be able to claim 100% Business Rates Relief.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

## LEGAL FEES

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

## VIEWING

Viewings will need to be accompanied, via Dedman Gray, on 01702 311 111.

Email: [commercial@dedmangray.co.uk](mailto:commercial@dedmangray.co.uk)

Website: [www.dedmangray.co.uk](http://www.dedmangray.co.uk)

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