

PRIME SHOP LEASE AVAILABLE

SOUTHEND-ON-SEA 135 HIGH STREET, SS1 1LH

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford - WD17 1HZ

01923 210810
www.brasierfreeth.com



LOCATION

The property is situated in a prominent corner position with dual frontage on both the pedestrianised High Street and Elmer Approach. The premises is located opposite **Miss Selfridge** with other nearby retailers including **JD Sports**, **Caffe Nero**, **TopShop** and **Dorothy Perkins**.

DESCRIPTION

The subject premises comprise a ground floor retail unit with return frontage. The upper floor has been voided off.

ACCOMMODATION

The property has the following approximate floor area:-

Ground Floor	146.04 sq m	1,572 sq ft
---------------------	-------------	-------------

TERMS

Held on a 10 year full repairing and insuring lease from July 2015, expiring July 2025. There is a tenant break option in July 2020 and the lease is subject to 5 yearly reviews. The passing rent is £47,500 per annum exclusive.

EPC

The property has been rated within Band D. A copy of the Report is available upon request.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £44,250.

For rates payable for year to 31 March 2018 please refer to the Local Charging Authority, Southend-On-Sea Borough Council – 01702 215000.

LEGAL COSTS

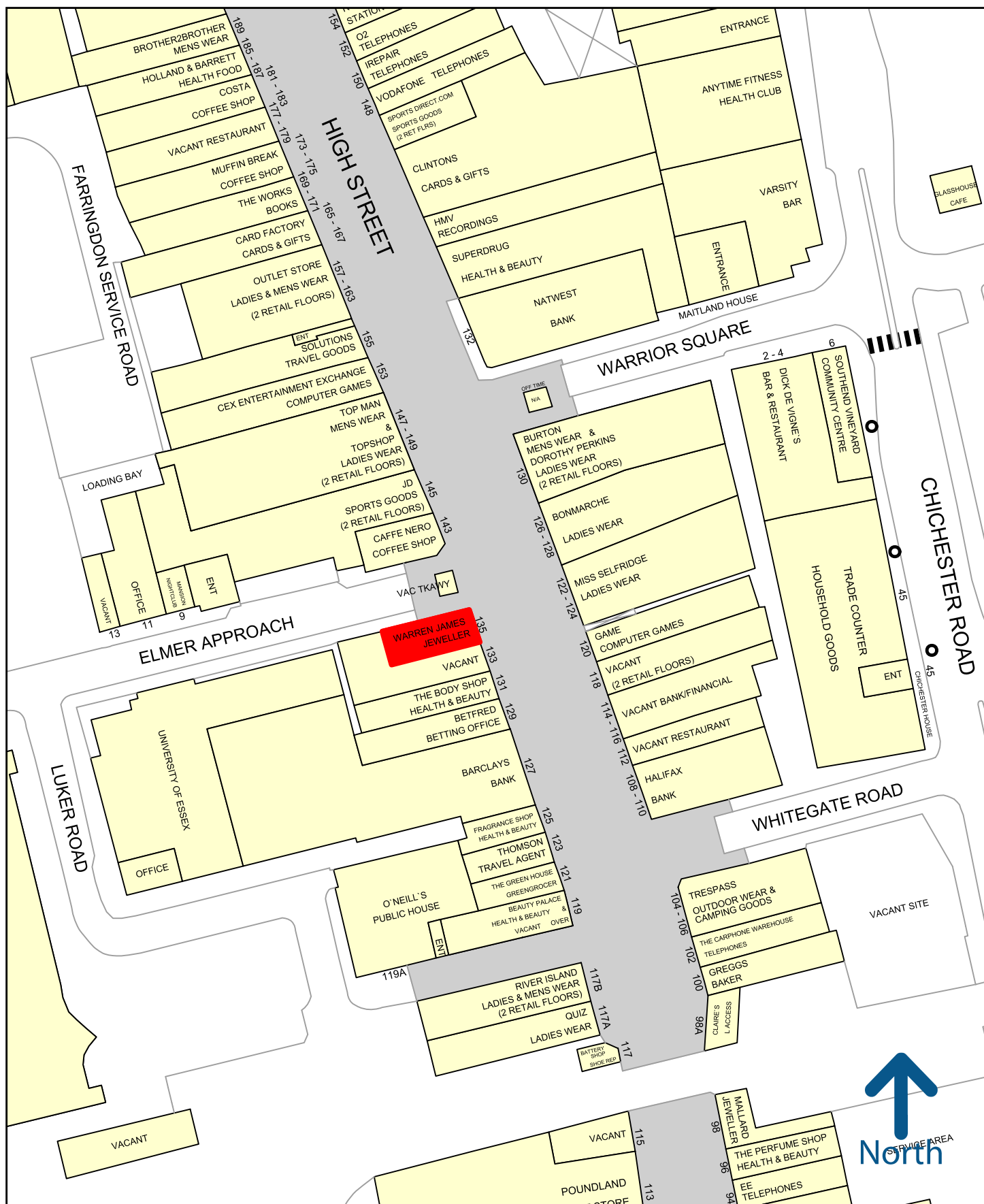
Each party are to be responsible for their own legal costs incurred in this transaction.

14737

VIEWING | Strictly by appointment through this office with:

Anthony Appleby
020 3828 8531
anthony.appleby@brasierfreeth.com

Connor Crabb
01923 210810
connor.crabb@brasierfreeth.com



Experian Goad Plan Created: 14/06/2017

Created By: Brasier Freeth



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011