

RETAIL UNIT TO LET APPROX 5,100 Sq Ft (474 Sq M)



**Unit 1
1-3 Eastern Avenue
Southend On Sea
Essex
SS2 5YB**

Location:

Located on the busy ring road (A1159) within 1/2 mile to the north of Southend Town Centre and a 1/4 mile of the A127 Arterial road leading to the M25 orbital motorway.

Description:**TWO UNITS UNDER OFFER, ONE UNIT AVAILABLE.**

This single store brick built unit currently being used as a food store benefits from over 14,000 sq ft of retail sales area and 76 on site communal parking spaces. Landlords willing to split, smaller sizes available subject to lease terms, this is an indicative plan of potential layout, although it is not decisive.

**Accommodation:**

Approx Potential Split .

Unit 1:	5,100 Sq Ft	474 Sq M (plus ancillary)	
Unit 2:	5,000 Sq Ft	465 Sq M (plus ancillary)	- UNDER OFFER
Unit 3:	2,000 Sq Ft	186 Sq M (plus ancillary)	- UNDER OFFER

Features:

- E Class Use (Other Uses Considered Subject To Planning)
- Smaller Sizes Available, Subject To Terms
- Onsite Parking Spaces – communal 76

Terms:

Available on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews.

Rent:

Circa £15.00 Per Sq Ft, exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**, or Joint Agents GWC – 0208 408 0030 Simon Horner.

Legal Costs:

Each party to be responsible for their own legal costs.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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