

SHOP TO LET

170 High Street
Southend on Sea
SS1 1JX

Class E Planning (A1, A2, A3, B1, D1, D2)



LOCATION

The store is located in a prime location on High Street adjacent to McDonalds. Other retailers nearby include Metro Bank, WH Smith, Costa Coffee, Starbucks and the new Loungers.

DESCRIPTION

Dimensions and net internal floor areas:

| | | |
|-------------------|-------------|------------|
| Ground Floor Area | 188.80 sq m | 2032 sq ft |
| First Floor | 176.50 sq m | 1900 sq ft |
| Second Floor | 99.60 sq m | 1072 sq ft |

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£65,000 per annum exclusive

RATES

Rateable Value £81,000 pa

Interested parties are advised to confirm this with the local charging authority due to the current Government Rates Free Scheme applicable to certain uses.

VIEWING

Strictly via the sole agents **AGL**:

Chris Hovington

07770 935529

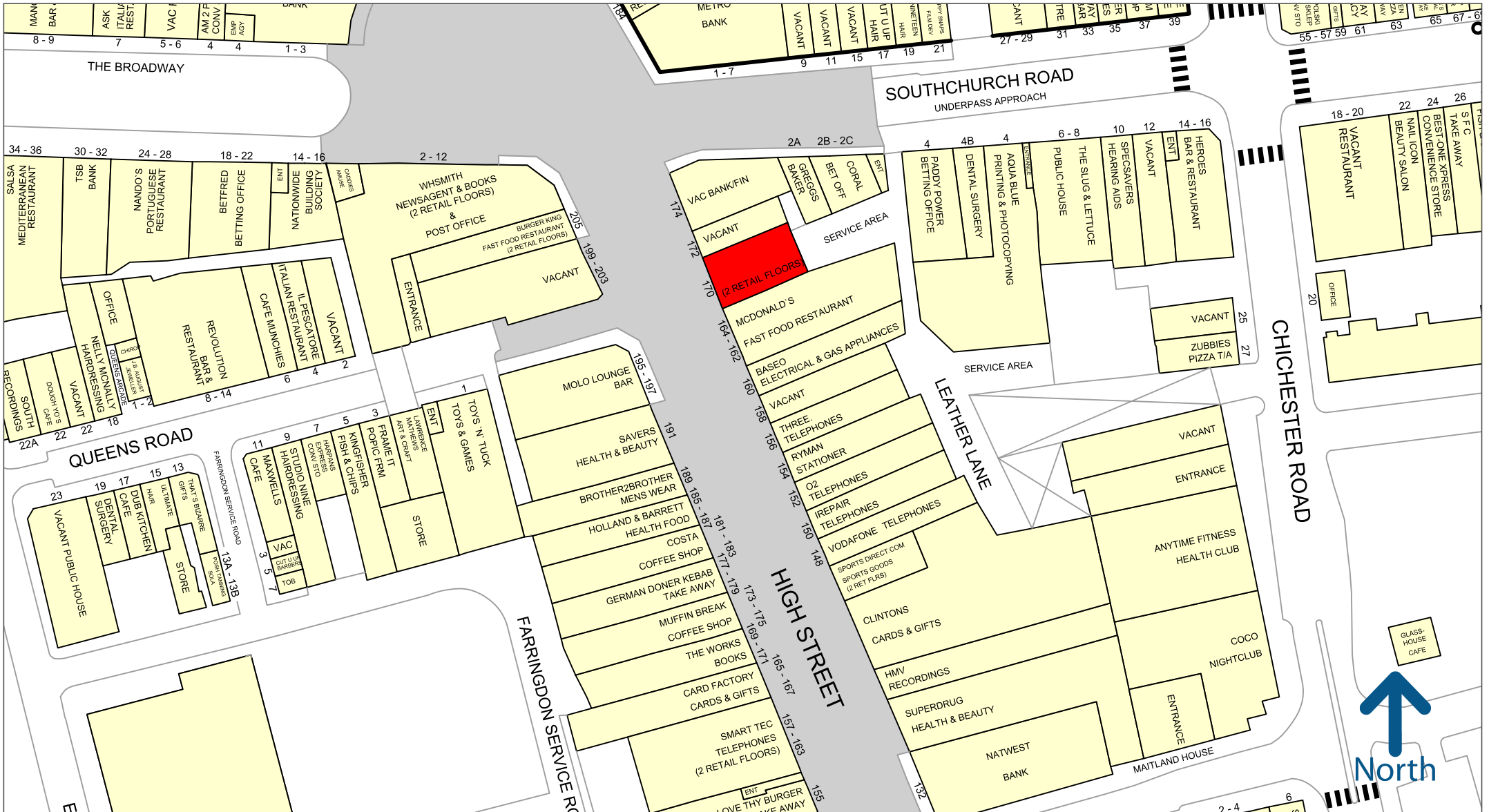
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