

Prime Retail Unit To Let Southend on Sea

191 High Street, SS1 1LL

ecsRETAIL

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Viewing & Enquiries

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Location

The property is situated in a prominent location in the pedestrianised High Street. Multiple retailers in the general vicinity include WH Smith, Boots, The Post Office, Starbucks, Santander and H&M.

Accommodation

The property is arranged over ground and basement levels, offering the following approximate dimensions and net internal floor areas.

Ground Floor - Sales

1,390sq ft (129.13 sq m)

Basement

907 sq ft (84.26 sq m)

Lease

The property is available by way of a new effectively fully repairing and insuring lease for a term to be agreed.

Rent

On application but exclusive of service charge, rates and VAT.

Rating Assessment

We have been advised by the local rating authority that the current rating assessment is as below. We recommend that all interested parties make their own enquiries with the local rating authority

Rateable Value

£78,500

UBR (2013/2014)

£0.471

Rates Payable

£36,973.50

Legal Costs

Each party is responsible for its own legal costs incurred in the transaction.

Energy Performance Certificate

Available on request

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Lessees may wish to make their own enquiries.

Subject to contract and vacant possession.

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