

# Southend-On-Sea Unit 117 High Street, SS1 1LQ

**PRIME SHOP AVAILABLE – SUBJECT TO VACANT POSSESSION**



## LOCATION

Southend-on-Sea is a coastal city in south-eastern Essex attracting 6.5 million tourists per year. The High Street hosts a mix of national chains and independent retailers, providing a balanced retail experience for both shoppers and businesses. Major retailers in the vicinity include **Primark**, **Marks & Spencer**, and **Boots**, which act as key anchors, drawing consistent customer traffic to the city.

The subject premises are situated in the busiest section of the High Street, with nearby retailers including **Greggs**, **Popeyes**, **JD**, **Barclays** and **EE**.

## ACCOMMODATION

The property provides the following approximate areas:-

Ground Floor:	<b>2,554 sq ft</b>	<b>237.27 sq m</b>
First Floor	<b>2,593 sq ft</b>	<b>240.9 sq m</b>
Second Floor:	<b>4,670 sq ft</b>	<b>433.86 sq m</b>
<b>Total:</b>	<b>9,817 sq ft</b>	<b>912.03 sq m</b>

## LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

## RENTAL

£90,000 pa exclusive.

## SERVICE CHARGE

Not Applicable.

## INSURANCE

To be confirmed.

## RATING

The property is assessed for rates as follows:-

Rateable Value 2026:	<b>£65,000</b>
UBR 2026/27: Estimated	<b>43p</b>
Rates Payable:	<b>£27,950</b>

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

## EPC

Available on request.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

**Filippa Mudd**

07917 034807

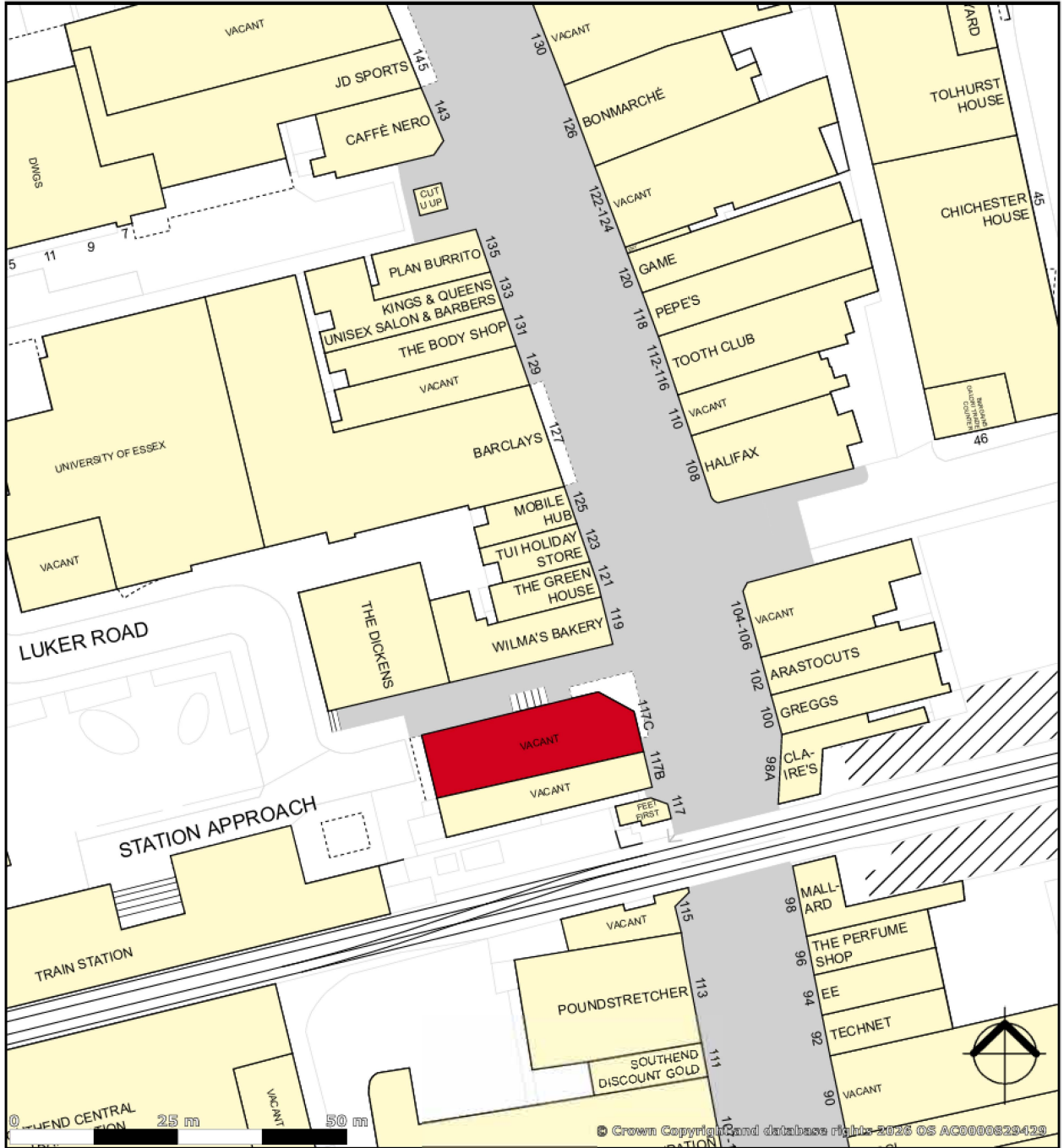
filippamudd@fmx.co.uk

**Hugo Mackichan**

07534 438411

hugomackichan@fmx.co.uk

Date: April 2026



created on **edozo**

Plotted Scale - 1:800