

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

LEASE TERM

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

RENTAL

£100,000 pa exclusive.

SERVICE CHARGE

Not Applicable.

INSURANCE

To be confirmed.

RATING

The property is assessed for rates as follows:-

Rateable Value 2023:	£68,000
UBR 2025/26:	55.5p
Estimated Rates Payable:	£37,740 pa

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.

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