

TO LET

- ✓ High quality catering/coffee/deli/newsagent
- ✓ Located within the London bound platform buildings
- ✓ Passenger flow of 629,000 passengers per annum

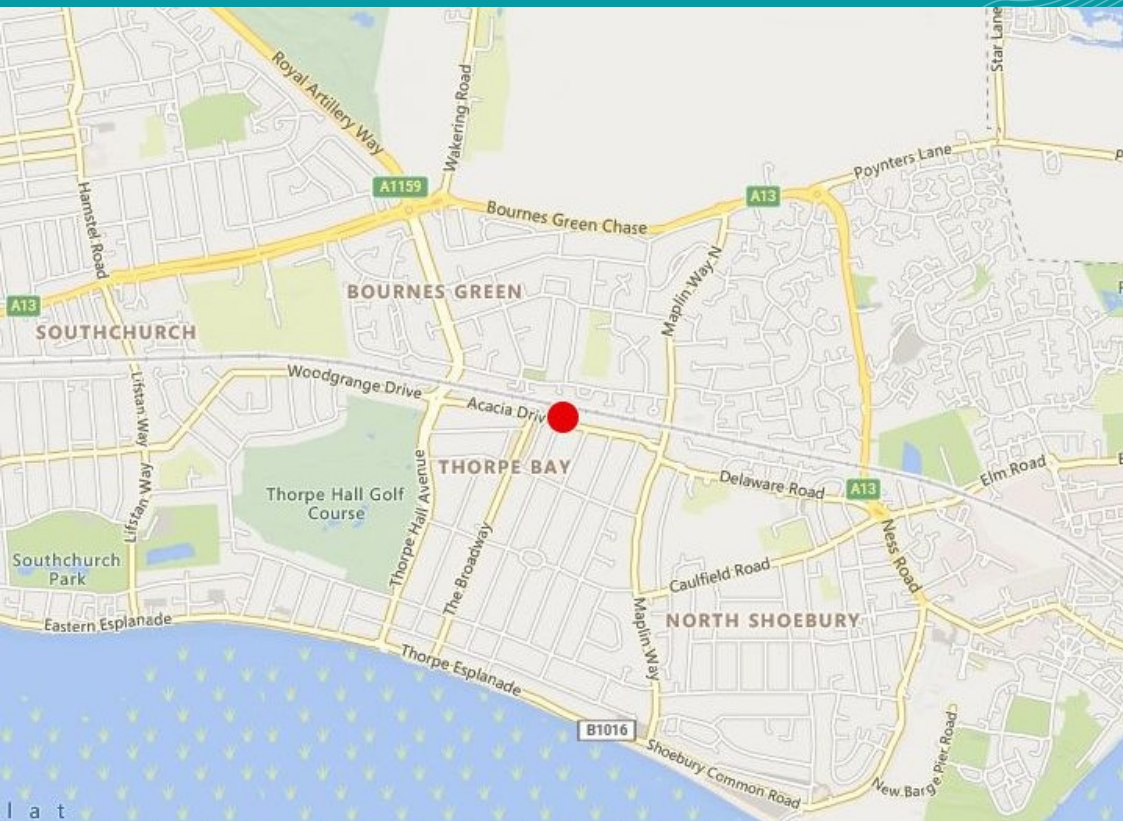


Thorpe Bay Station, Station Road, Thorpe Bay SS1 3JY

Retail Opportunity

350 Sq Ft
(33 Sq M)

Thorpe Bay Station, Station Road, Thorpe Bay SS1 3JY



DESCRIPTION

The serviced walk in retail unit is located within the London bound platform station buildings. The unit currently trades as a newsagent and coffee shop. The unit is tired and dated in terms of fit out, the new tenant will be required to invest to completely strip out and re-fit and re-brand the unit on taking occupation.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Available	352	33
Total	350	33

USE

The preferred use is a high quality food and beverage, coffee, delicatessen with news agency

SERVICE RENT

7.5% of the minimum guaranteed rent

INSURANCE RENT

2% of the minimum guaranteed rent

LOCATION

The station is located on the outskirts of Southend in a largely residential area with a parade of shops opposite the station.

Other tenants at the station include a restaurant and photo booth.

TERMS

Length of lease 6 year contracted out, however there is flexibility for a longer or shorter term.

RENT

Offers are invited based on a percentage of turnover subject to a minimum guaranteed rent in the region of £7,500 per annum exclusive

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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