



RETAIL/SHOP SPACE TO LET

**19 HIGH STREET
SS1 1JE**

**APPROX GROSS
200.55 M²
(2158.55 SQ. FT)**

A1/A2

LOCATION:

The town is located approximately 35 miles east of London with excellent transport facilities to include, Three railway stations – Southend Victoria (on the National Express East Anglia Line) into London Liverpool Street, plus Southend Central and Southend East, both on the c2c line into London Fenchurch Street with a journey less than an hour.

The town is served by two main “A” roads running into East London, the A127 “Southend Arterial Road” and the A13 “London Road”.

Southend airport is located 3 miles to the north of the subject property, approximately 12 minutes car journey with several flights to many European and UK destinations.

The subject property is positioned on the west side of the pedestrianized High Street within Southend Town Centre, close by to The Royal Shopping Centre. Nearby occupiers include Debenhams, Boots, Tesco, H&M, Superdrug, Santander, Costa Coffee and Primark.

THE PREMISES:

The premises comprises of a ground floor and basement retail unit.

PLANNING:

The Property benefits from A1/A2 Consent. Presently used as a jewellery shop (A3/A5 Application been Submitted).

AMENITIES:

Mainly open space on Ground Floor with air conditioning, suspended ceiling, along with 2 W.Cs, laminate flooring, Rear access and staff / kitchen area storage in the basement.

TERMS:

The Property is Available by way of a New FRI Lease for a term to be negotiated.

RENT: £40,000 per annum Exclusive.

RATEABLE VALUE: Billing Authority Southend-on-Sea.
Rateable Value: £29,000

EPC: E 116 certificate ref number: 02949500023069308513.

LEGAL COSTS: Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraw from the transaction.

VIEWING: Only by appointment through the Sole Agents as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents
Crown House
265/267 Kentish Town Road
London NW5 2TP
Direct Dial: 020 7428 6801 Mobile: 07951262191E-mail my@salter-rex.co.uk
Tel: 020 7267 2071 (Main Switchboard)
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SALTER REX LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHO'S AGENTS THEY ARE, GIVE NOTICE THAT:-

1. These particulars do not constitute any part of the offer for sale/Let or contract for Let/sale.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex LLP or the vendors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchasers/Lessee/Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans, photographs or drawings are for identification purposes only.
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7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas.
8. The agents have not measured the property and have relied upon client's information. Therefore the agent give no warranty as to their correctness or otherwise and the purchasers/Lessee must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do the agents or any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of 28th February 2019.