

8 Pier Hill,

The Palace, Southend on Sea, Essex, SS1 2AJ.



TO LET, SOUTHEND CITY CENTRE, PRIME SEAFRONT RETAIL
OPPORTUNITY, APPROX 387 SQ FT (36 SQ M) £10,000 P.A.



- Seafront Location.
- Could suit a variety of uses.
- 387 Sq. Ft Approx Available.
- Stepped Rent £15 sq. ft. for First Year
- Internal shell with water and waste.

Location/ Description Occupying 387 SQ FT of prime sea front retail space on the ground floor of the Palace Hotel. Southend-On-Sea is situated approximately 40 miles east of London on the northern bank of the Thames Estuary. The Town has long been a favorite seaside resort, largely due to its proximity to London. The Palace Dating back to 1904 is one of the last great Edwardian hotels to be built. Located



on the northern side of Pier Hill it forms an integral part of the seafront townscape, is locally listed with uninterrupted views across The Thames Estuary.

Terms Our clients are looking to grant a new fully repairing and insuring lease at a rent of £10,000 per annum. All other terms and conditions are subject to negotiation.

Business Rates This unit has not yet been assessed. Detailed information on rating liability will be available in due course.

Planning Interested parties are recommended to make their own enquiries with the local planning authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend Borough Council on 01702 215 000.

Services We would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy of other services to the building.

Viewing To arrange a viewing call on 01702 311 111.