



TO LET
SOUTHEND CITY HIGH STREET, BASEMENT CLASS E PREMISES,
APPROX 405 SQ FT



Basement, 21/23 High Street, Southend-On-Sea, Essex, SS1 1JE

Class E premises to let approx. 405 sqft, situated in the basement of 21/23 High Street, Southend. The property suits a variety of uses, subject to planning permission.

The property is prominently positioned on the western side of the pedestrianised High Street within Southend City Centre, directly opposite the Royals Shopping Centre. Nearby operators include Boots, Tesco, H&M & Primark.



Accommodation

All floor areas are approximate and have been calculated on a Net Internal (NIA) basis.

Basement	405 sq ft (37.62 sq ms)
Communal WC & Kitchen	

Terms

The property is available by way of a new FRI lease at a rent of £15,000 p.a. inclusive.

Planning

Interested parties are recommended to contact the local planning authority to ensure that any proposed use is in accordance with the current planning policy.

Business Rates

The landlord is responsible for the business rates, with no contribution required from the tenants.

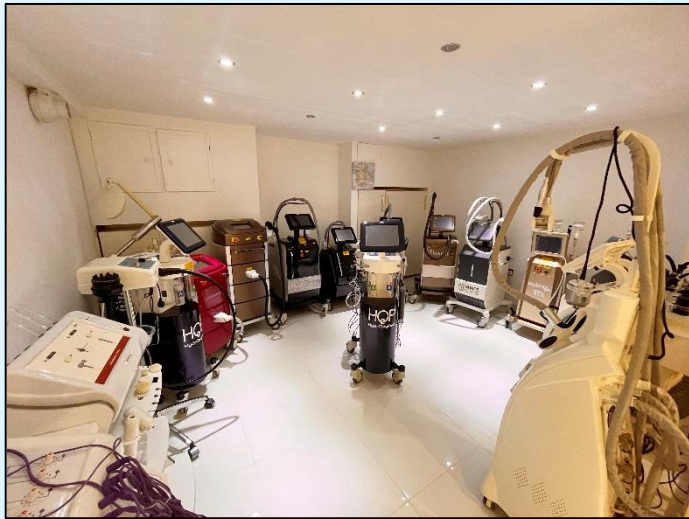
Energy Performance Certificate

The EPC rating is C 53 and the certificate is valid until 17th April 2028.

Features

- New Lease Available
- Class E
- Available Immediately
- All Inclusive Rent
- High Standard of finish

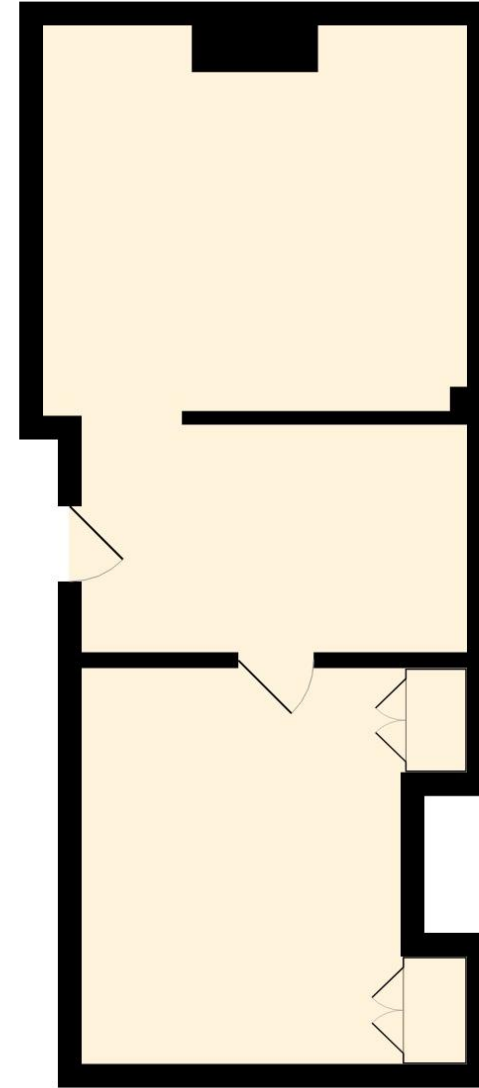
RENT: £15,000 per annum



Further Information & Viewings

For further information or to arrange a viewing please contact

Ryan Jones on T: 01702 311001.
ryan@dedmangray.co.uk



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All measurements are approximate and for display purposes only

