

# SOUTHEND-ON-SEA



## TO LET

15

Market Place

Southend-on-Sea

SS1 1DA

### RETAIL

386 SQ. FT. (36 SQ. M.)



Busy Footfall Location



Walking distance to Southend  
Town Centre



Ground Floor and Basement



New Lease Available



Rent Only £7,800 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

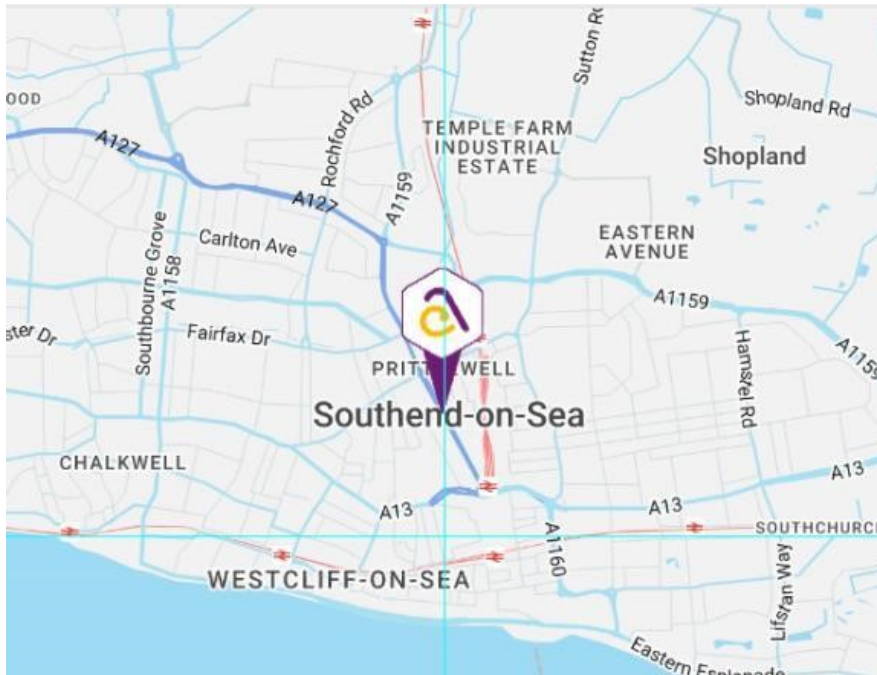
**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

This property was previously a bagel bar and includes both a ground floor and a basement. It features a roller shutter for added security. The layout is flexible, making it suitable for various business ideas.

This retail property is located on Market Place, directly connected to Southend High Street, and benefits from excellent transportation links. Two nearby railway lines offer direct routes to London City, with services running through Fenchurch Street and Liverpool Street stations.



## ACCOMODATION

|               | SQ.FT. | SQ.M. |
|---------------|--------|-------|
| Building Area | 386    | 36    |

|              |            |           |
|--------------|------------|-----------|
| <b>TOTAL</b> | <b>386</b> | <b>36</b> |
|--------------|------------|-----------|

## TERMS

The premise is available to let upon a new lease, term to be agreed

## EPC

Awaiting EPC

## Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors.

None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

## BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000

## LEGAL COSTS

Ingoing tenants is responsible for the landlord's reasonable legal costs

## TENURE

Leasehold

## RENT

£7,800 per annum exclusive

## VAT

No VAT

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



**Ayers & Cruiks**  
COMMERCIAL

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