

Sampson Moore

PROPERTY INVESTMENT CONSULTANTS

PRIME RETAIL UNIT TO LET

9,611 sq ft approx. total area

117B HIGH STREET

SOUTHEND-ON-SEA, SS1 1LQ



RENT: £76,000 pa

- 2,637 sq ft on ground floor plus 6,974 sq ft uppers.
- Prime position in the centre of the High Street and next to the station.
- Near to Barclays, Greggs, Poundstretcher, Superdrug etc
- Busy coastal and tourist town.
- Modern building.

Botts Green Hall · Coleshill · Birmingham B46 2NZ

Tel: 01675 481858 · Mobile: 07711 718516

e mail: srsmoore@sampsonmoore.co.uk · *web:* www.sampsonmoore.co.uk

LOCATION

Southend on Sea is a busy coastal town 43 miles east of London with a population of 187,000. Many tourists and holidaymakers visit the town in the summer months. The property is situated in the central part of the pedestrianised High Street and adjacent to Southend Central station. Occupiers within the High Street include Marks and Spencer, Primark, H&M, McDonalds, Superdrug etc.

DESCRIPTION

The property comprises an ex-River Island retail unit on the ground, first and second floors. Sales space is situated on ground and first with further ancillary space on first and second. Staff WCs are on the second floor. The property forms part of a modern building with brick elevations and has a prominent glazed display window to the first floor. 2 car spaces to rear.

ACCOMMODATION

Gross frontage	26ft 4in	
Internal width	30ft	
Depth	90ft 8in	
Ground floor	sq ft	sq m
Sales	2,637	245.0
(ITZA)	1,009.5	93.8)
First floor		
Sales/Storage	2,549	236.8
Second floor		
Storage/Staff	4,425	411.1
Total	9,611	892.9

RATING ASSESSMENT

Rateable value £66,500 (rates payable @ 48p £31,920, 2026/27)

TERMS

The property is available on a new full repairing and insuring lease, for a term to be agreed. Immediate occupation available.

RENT

£76,000 pa (plus VAT)

EPC rating

C (68).

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

Please contact:

Stephen Moore at Sampson Moore, Botts Green Hall, Coleshill, Birmingham, B46 2NZ

Tel: **01675 481858**. Mobile: **07711 718516** email: srsmoore@sampsonmoore.co.uk

Or

Joint agent Neil Burroughs of Ayers and Cruiks Tel: **01702 608035**. Mobile: **07894571175**

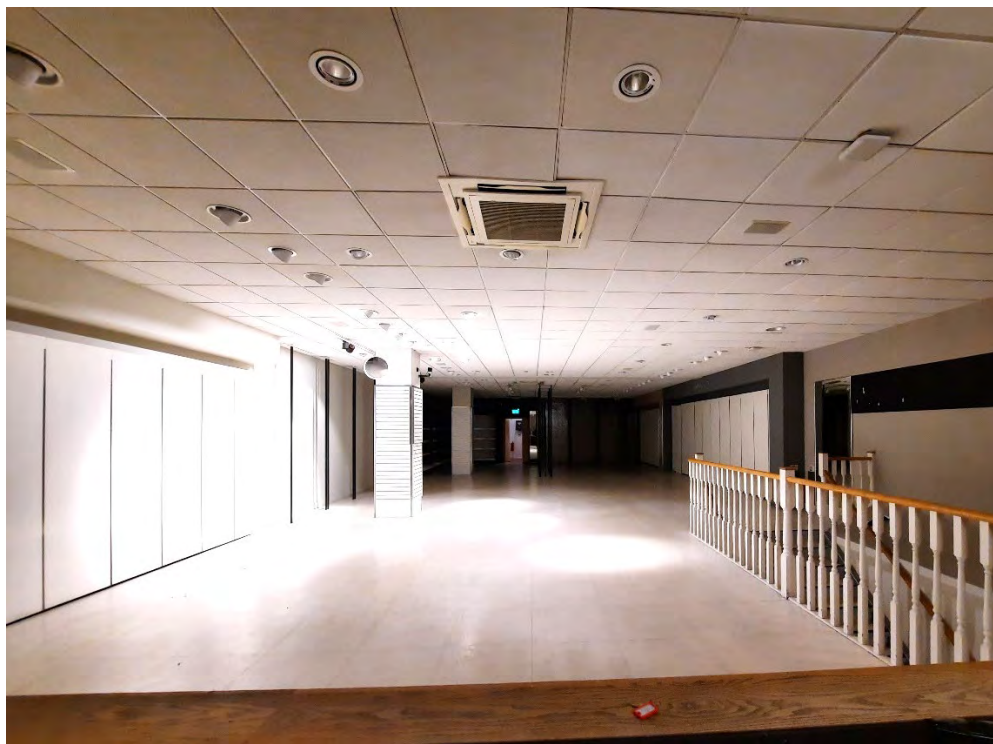
Email: neil@ayerscruiks.co.uk

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT





Ground floor



First floor

MISREPRESENTATION ACT 1967

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Stairs
Up To
First Floor

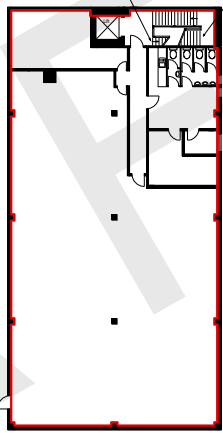
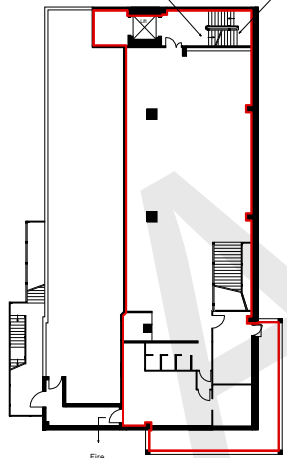
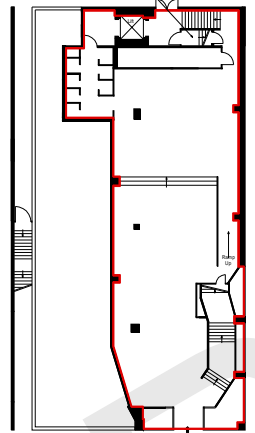
Stairs
Up To
Second Floor

Stairs
Down To
Ground Floor

Stairs
Up To
Lift Motor Room

Stairs
Down To
First Floor

Stairs
Down To
Second Floor



Entrance
To
Building

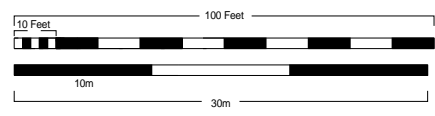
Fire
Exit

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



Property Details:
**117 STATION APPROACH
HIGH STREET
SOUTHEND-ON-SEA
SS1 1QL**



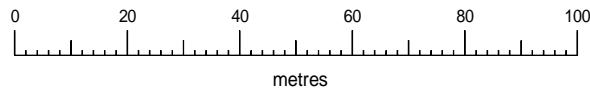
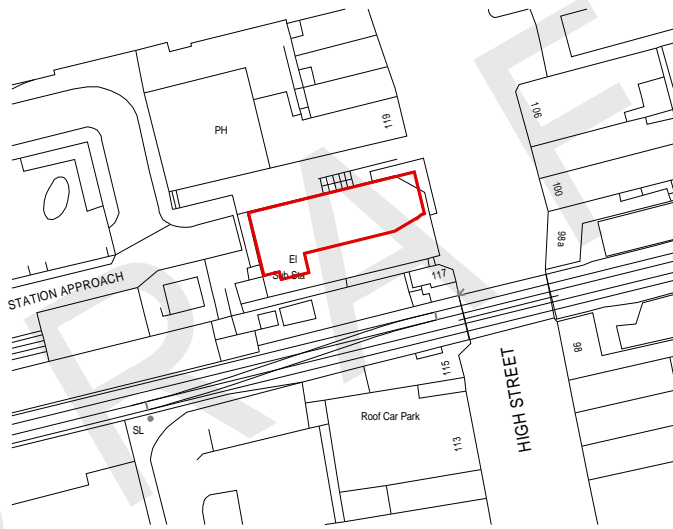
Surveyed and Drawn By:
BKR
Hideaway Work Space
1 Empire Mews
London
SW16 2BF


SCALE - 1:500 @ A4

REFERENCE NUMBER : 108195

Plans Drawn: 03.06.2026

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<p>Property Details:</p> <p>117 STATION APPROACH HIGH STREET SOUTHEND-ON-SEA SS1 1QL</p>		<p>Surveyed and Drawn By:</p> <p>BKR</p> <p>Hideaway Work Space 1 Empire Mews London SW16 2BF</p> <p>Tel: 0345 257 2023 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk</p>
<p>SCALE - 1:1250 @ A4</p>		
<p>REFERENCE NUMBER : 108195</p>		
<p>Plans Drawn: 03.06.2026</p>		