

SOUTHEND ON SEA, 172 HIGH STREET



- **PROMINENT CLASS E UNIT TO LET**
- **PRIME LOCATION ON HIGH STREET**
- **HEART OF SOUTHEND TOWN CENTRE**

Accommodation

Ground Floor	906 sq ft	84.21 sq m
First Floor	1,035 sq ft	96.21 sq m
Second Floor	402 sq ft	37.41 sq m

Lease Terms

The premises are available on a new effective FRI lease for a term to be agreed.

Rent

Rental offers in excess of **£35,000 per annum** exclusive of other occupational costs are invited.

Business Rates

Rateable value (2023): £27,500

For business rating information please visit www.voa.gov.uk

EPC

An EPC is available upon request.

Legal Costs

Each party to pay their own legal costs.

Location

The premises are situated in a prominent location at the northern end of the High Street opposite the entrance to Victoria Shopping Centre.

University of Essex and three Car Parks are located close by.

Nearby occupiers include **Starbucks, Metro Bank, WH Smith, New Look, McDonald's, Boots, Holland & Barrett, Clintons, Nandos, Burger King, Sports Direct, HMV, Superdrug, HSBC, H Samuel, Odeon, Vodafone, Costa and Greggs.**

Description

The premises comprise a prominent Class E unit arranged over ground, first and second floors. We estimate the following net internal areas:

Further Information:

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