



TO LET

10

Alexandra House
Southend-on-Sea
SS1 1JD

RETAIL

3,551 SQ. FT. (330 SQ. M.)



Sought After Location, Southend High St



Prominent Corner Position



Open Plan Ground Floor & Basement



New Lease Available



Rent only £40,000 pa exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated in the middle of Southend High Street, the premises which was previously used as a bank has been renovated to comprise of an open plan retail space.



ACCOMODATION

	SQ.FT.	SQ.M.
Basement	2,475	230
Ground Floor	1,076	100

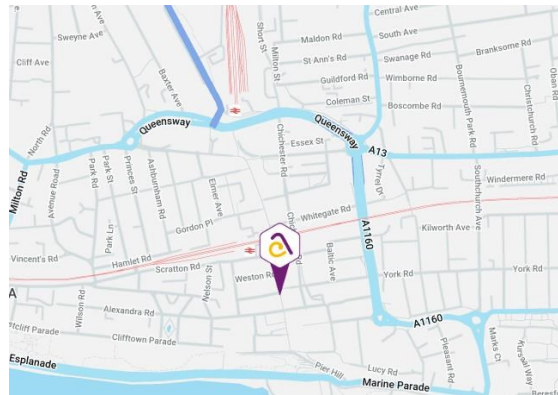
TOTAL	3,551	330
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TERMS

Available on a new full repairing and insuring lease for a term to be agreed

EPC

C



BUSINESS RATES

Interested parties are advised to contact Southend Council on 01702 215001

LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£40,000 per annum exclusive

VAT

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruik

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.

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



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