

# TO LET

## GROUND FLOOR

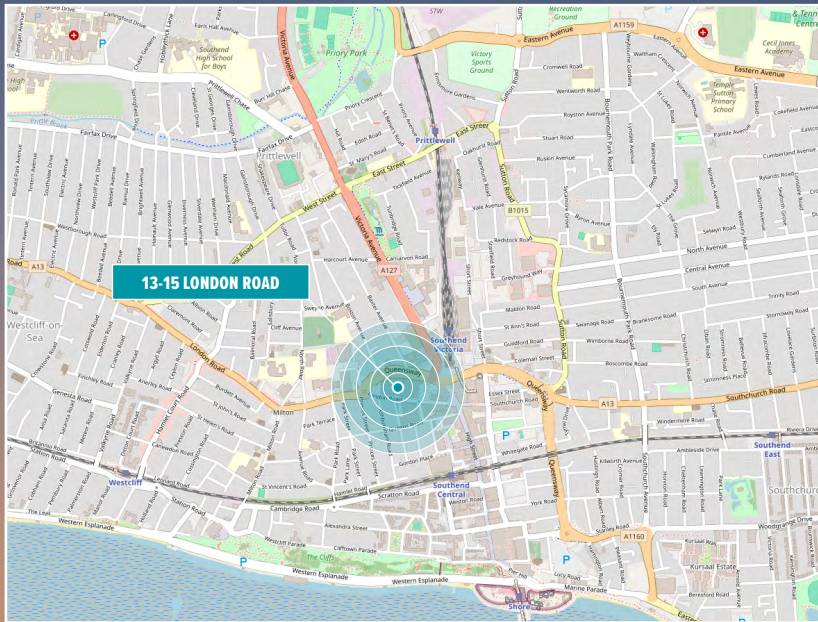
APPROXIMATELY 1674 SQ FT

- PRIME LOCATION WITH HIGH FOOTFALLS
- NEW FRI LEASE
- UNDERGOING EXTENSIVE REFURBISHMENT
- SUITABLE FOR VARIETY OF USES (STP)
- EXCELLENT TRANSPORT LINKS

**13-15 LONDON ROAD**  
SOUTHEND-ON-SEA  
ESSEX | SS1 1PR



# LOCATION



**THE PROPERTY IS IDEALLY LOCATED ON WHAT IS SAID TO BE THE LONGEST HIGH STREET IN BRITAIN AT 1.7 MILES.**

**CLOSE TO THE STATION, AND YARDS AWAY FROM VICTORIA SHOPPING CENTRE AND A NUMBER OF RESTAURANTS AND FOOD AND COFFEE OUTLETS, 13-15 LONDON ROAD HAS THE POTENTIAL TO CREATE ANOTHER**

**RETAIL OFFERING IN A STREET WITH HIGH FOOTFALL SEVEN DAYS A WEEK. WITH SUPERMARKETS SAINSBURY'S AND ALDI CLOSE BY, THE PROPERTY COULDN'T BE BETTER PLACED.**

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# THE PROPERTY



- **PRIME LOCATION WITH HIGH FOOTFALLS**
- **NEW FRI LEASE**
- **UNDERGOING EXTENSIVE REFURBISHMENT**
- **SUITABLE FOR VARIETY OF USES (STP)**
- **TOTAL OF 1674 SQ FT**
- **EXCELLENT TRANSPORT LINKS**

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## DESCRIPTION

A spacious ground floor premises currently undergoing extensive refurbishment works, formerly trading as RBS. It is situated in a **prime trading location** with nearby occupiers including Pizza Express, Sainsbury's, Wagama and Nandos.

## ACCOMMODATION

All areas are approximate and have been measured on a gross internal (gia) basis:

**Ground: 1,674sq ft.**

## TERMS

A new fully repairing and insuring lease will be made available at a commencing rent of **£32,400 per annum** plus VAT. All other terms by negotiation.

## BUSINESS RATES

Interested parties are advised to seek verification from Southend Borough Council on 01702 215001.

## PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend Borough Council on 01702 215000.

## LEGAL

Each party to bear their own legal costs.

## VIEWING

All viewings are by prior appointment from the Landlord's sole agents, **May & Company**.

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#### MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.