

SOUTHEND-ON-SEA



TO LET

10 Alexandra House,
27 High Street
Southend-On-Sea,
Essex SS1 1JD

**MULTI USE PREMISES
3,551 SQ. FT. (330 SQ.M.)**

-  SOUGHT AFTER LOCATION ON SOUTHEND HIGH STREET
-  PROMINENT CORNER POSITION
-  OPEN PLAN GROUND FLOOR & BASEMENT
-  NEW LEASE AVAILABLE
-  RENT ONLY £40,000 PER ANNUM, EXCLUSIVE



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This retail property is situated in Southend High Street which has great transportation links. There are two railway lines which provide direct access to London City. Via Fenchurch and Liverpool Street.

The premises which was previously used as a bank has been renovated to comprise of open plan retail space.

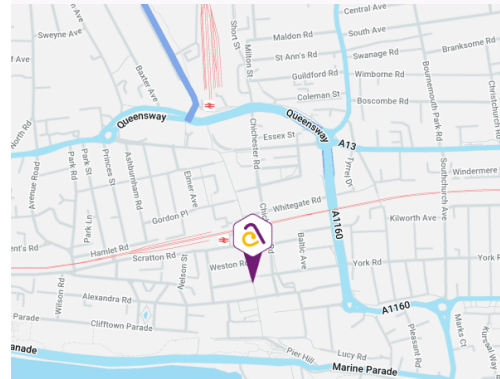


ACCOMMODATION

LEVEL	SQ.FT	SQ.M
Ground Floor	1076	100
Basement	2475	230
TOTAL	3551	330

RENT

£40,000 Per Annum Exclusive, plus VAT if applicable



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.

TERMS

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

EPC

Rating of C-67

Certificate available upon request.

TENURE

Leasehold

VIEWING

For further information and viewings, please contact **Ayers & Cruiks**.

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.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

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



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

- a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
- t. **01702 343060**
- e. mail@ayerscruiks.co.uk
- w. ayerscruiks.co.uk

CHELMSFORD OFFICE

- a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. mail@ayerscruiks.co.uk
- w. ayerscruiks.co.uk