



130 High Street, Southend-on-Sea, SS1 1JT To Let | 3,457 to 7,330 sq ft



# 130 High Street, Southend-on-Sea, SSI 1JT

# Summary

- Rent: £108,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- · Lease: New Lease

#### Further information

View details on our website

### **Contact & Viewings**

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#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY Tel: 01245 202555



# **Key Points**

- GRADE II LISTED BUILDING BUILT IN 1915
- GROUND FLOOR & BASEMENT
- CLOSE TO AMENITIES
- PROMINENT CORNER LOCATION
- RENT ONLY £108.000 PER ANNUM EXCLUSIVE
- LANDLORD WILL CONSIDER SPLITTING THE UNIT

# Description

Spanning over three floors, the property comprises retail and storage space along with W.C. facilities on the ground and first floors, whilst the basement provides approx 3,872 SQ.FT of storage space. The ground floor features a lift (untested), air conditioning (untested), and suspended ceilings. Please note that parking for 1 or 2 cars is available at the rear of the building.

The landlord will consider splitting the property for tenants, please enquire for more information.

# Location

Constructed in 1915, this Grade II listed building occupies a prominent corner position in the heart of Southend City.



Situated within a 5-minute walk are two mainline stations offering direct connections to London Liverpool Street and Fenchurch Street.

# Accommodation

Name	sq ft	sq m	Availability
Basement	3,872	359.72	Available
Ground	3,457	321.17	Available
lst	3,090	287.07	Available
2nd	3,289	305.56	Available
Total	13,708	1,273.52	

# Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### **Terms**

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

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