

SOUTHEND-ON-SEA



TO LET

130

High Street

Southend on Sea

SS1 1JT

RETAIL

7,330 SQ. FT. (681 SQ. M.)



**GRADE II LISTED BUILDING
BUILT IN 1915**



GROUND FLOOR & BASEMENT



CLOSE TO AMENITIES



PROMINENT CORNER LOCATION



**RENT ONLY £108,000 PER
ANNUM EXCLUSIVE**



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND 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.

Spanning over ground floor and basement, the property comprises retail and storage space along with W.C. facilities on the ground and first floors. 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.

ACCOMODATION

	SQ.FT.	SQ.M.
Basement	3,873	360
First Floor	3,457	321

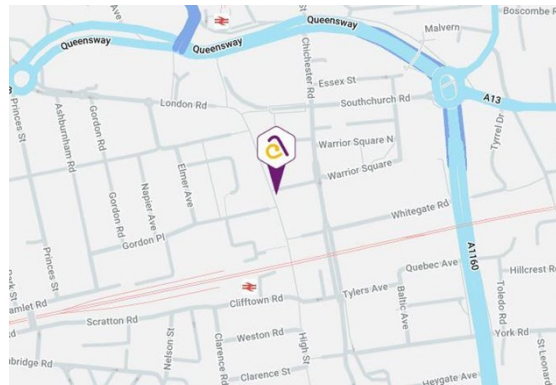
TOTAL	7,330	681
-------	-------	-----

TERMS

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

EPC

Awaiting EPC



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.

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000

LEGAL COSTS

Ingoing tenants is responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

£108,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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

CHELMSFORD OFFICE

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



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 Springfiled Road
Chelmsford, Essex CM2 6JV

t. **01245 202555**

e. mail@ayerscruiks.co.uk

w. ayerscruiks.co.uk