



## Prime Retail Unit To Let In A High Footfall Location

**RETAIL - HIGH STREET**

**TO LET**

**19,708 SQ FT**

**(1,830.93 SQ M)**

- Significant return frontage
- Large existing floor plates over two levels with the potential to split
- In close proximity to a number of national operators including JD Wetherspoons, EE, Ann Summers, Specsavers and Shoezone

# 101-109 HIGH STREET, SOUTHEND-ON-SEA, SS1 1NR

## OVERVIEW

Available Size	19,708 sq ft
Rateable Value	£198,000
EPC Rating	Property graded as Available on request

## DESCRIPTION

The property is arranged over ground and first floors. The premises is vacant and available by way of a new lease immediately.

## LOCATION

The unit is located in a prime position on the High Street, equidistant between the Royals Shopping Centre and the Victoria Shopping Centre. Southend Central station is located less than one minute's walk away and sits in front of the property.

## ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground – sales area	10,870	1,009.86	Available
1st – ancillary/sales	8,208	762.55	Available
Total	19,078	1,772.41	

## VIEWINGS

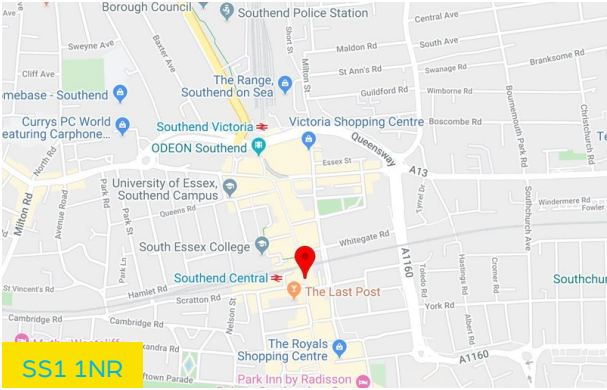
To be arranged through Montagu Evans agents.

## TERMS

Available by way of a new FRI lease direct from the landlord for a term to be agreed.

## PLANNING

Class A1 – other uses will be considered subject to planning.



## VIEWING & FURTHER INFORMATION

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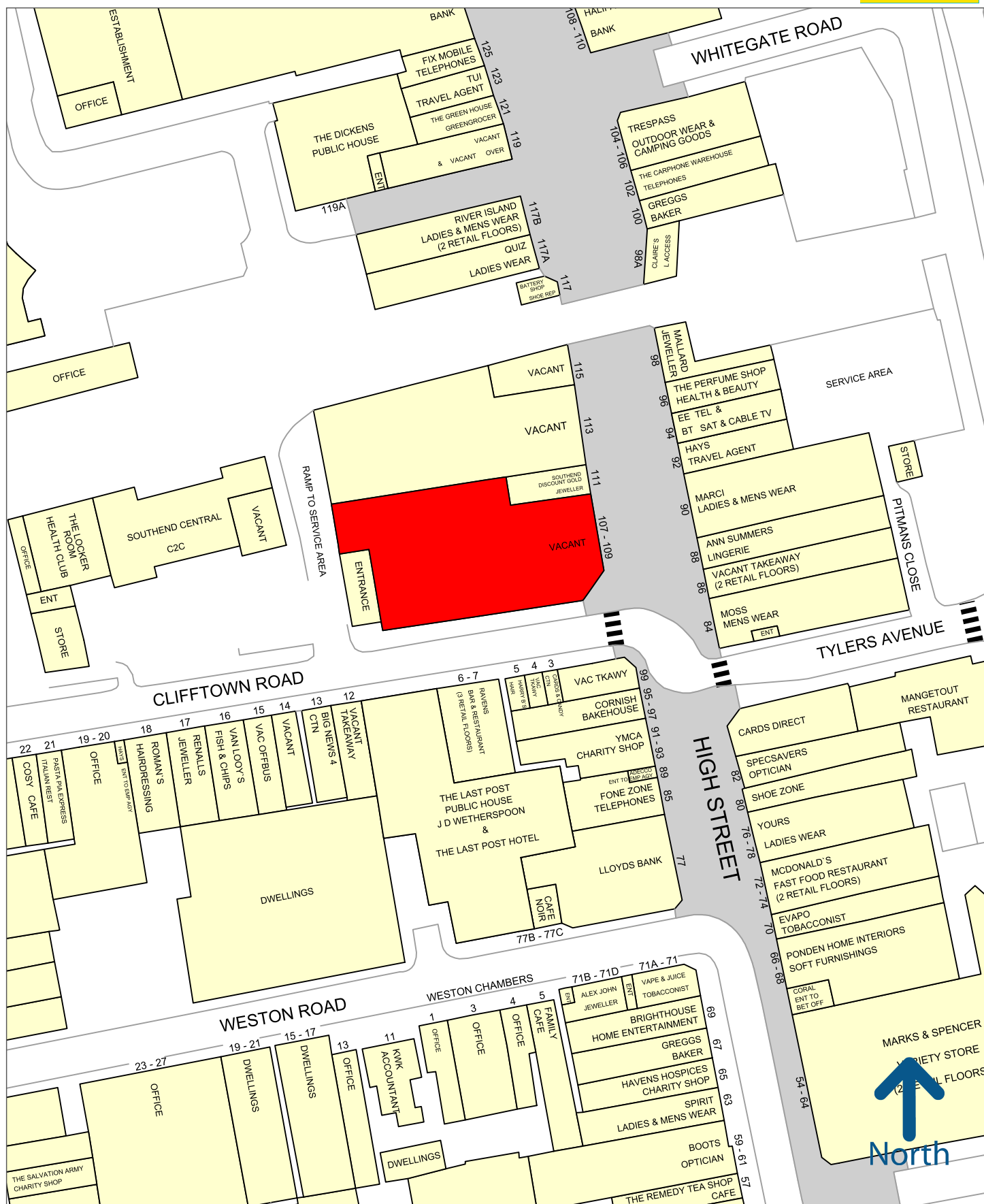
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50 metres

Experian Goad Plan Created: 25/11/2020

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