

SOUTHEND-ON-SEA

TO LET



Second Floor

132-146

High Street

Southend-on-Sea

SS1 1JE

MIXED USE

11,330 SQ. FT. (1,053 SQ. M.)



First Floor Mixed Use Space



Close To Amenities



New Lease Available



W.Cs & Lift



Price On Application



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is situated near neighboring shops such as Savers and Holland & Barrett, as well as other popular retailers like Virgin, O2, and Three. Additionally, the property is conveniently located close to Southend Victoria Station, and within easy access of the A13.

The property features a spacious interior ideal for storage, with the potential to section off areas for office use. It also benefits from rear access and a lift.



ACCOMODATION

	SQ.FT	SQ.M
Area	11,330	1,053

TOTAL	11,330	1,053
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TERMS

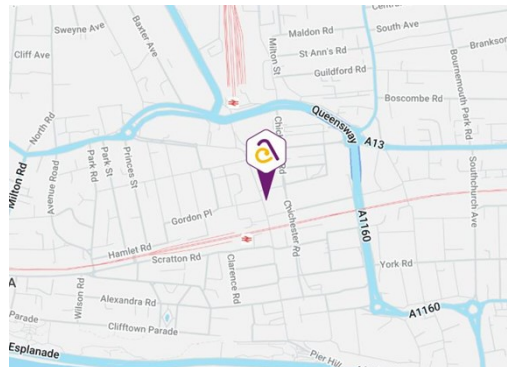
The premises are available to let upon a new lease for a term to be agreed.

SERVICE CHARGE

To Be Confirmed

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 are responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

Price On Application

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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