



**Ayers & Cruiks**  
COMMERCIAL

City Centre, Southend-On-Sea, SS1 1NT

To Let | 3,013 sq ft

Retail Unit To Let In Southend-On-Sea





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## City Centre, Southend-On-Sea, SS1 1NT

### Summary

- Rent: £70,000 per annum
- Business rates: £20,708.50 per annum 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: Incoming tenant is liable for both parties legal costs
- EPC: A (25)
- Lease: New Lease

### Contact & Viewings

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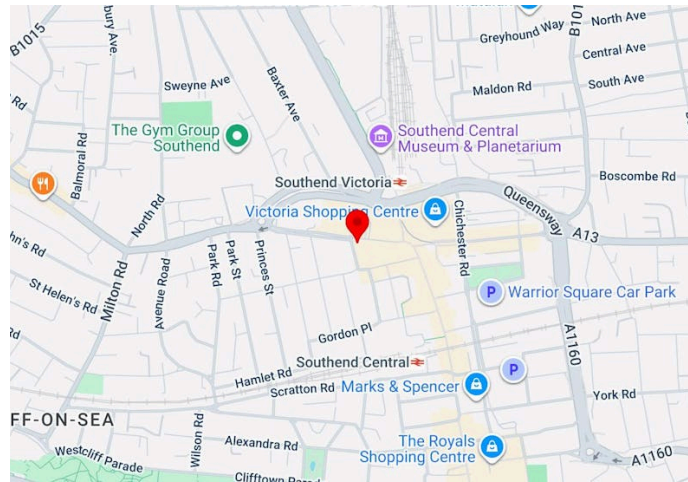
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### Offices

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SS2 6HZ  
Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



### Key Points

- Prominent High Street Location
- Close To Local Transport Links
- Well Established Restaurants Nearby
- Rent On Application
- Viewing Highly Recommended

### Description

The unit is ideally positioned to attract customers looking to dine, shop, or enjoy leisure activities in this vibrant area. Its proximity to popular eateries makes it an attractive choice for businesses looking to capitalise on the area's dining and entertainment culture.

### Location

An exciting opportunity to lease one of the most prominent retail units in Southend, situated at the top of Southend High Street. This prime location benefits from high visibility and is surrounded by a selection of well-established national restaurants, including Nando's, Wagamama, Pizza Express, and Ask Italian, ensuring a steady flow of foot traffic throughout the day and evening.



### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### Terms

The premise is available to let upon a new full repairing and insuring lease subject to surrender.

### Rent

£70,000 Per Annum Exclusive



