

# SOUTHEND-ON-SEA



## TO LET

Unit A, 44-48  
London Road  
Southend-on-Sea  
SS1 1NX

**RETAIL**  
1,767 SQ. FT. (164 SQ. M.)



Main road position



Town centre location



Close to Ask, Pizza Express & Nandos



New Lease Available



Rent Only £26,500 Per Annum Exclusive



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Situated within the recognised restaurant / bar quarter of the town, it is therefore in direct proximity to a number of bars and restaurants, including Pizza Express, Nando's, ASK, and the Odeon Multiplex, in addition to the High Street and The Victoria shopping centre which incorporates major retailers including New Look, Starbucks, Next, and Deichmann Shoes.

The development occupies a prominent corner location at the junction of London Road and College Way, within a few hundred meters of the High Street and comprises over 560 student flats, together with public car parking in excess of 310 spaces below



## ACCOMODATION

	SQ.FT.	SQ.M.
Floor Area	1,767	164

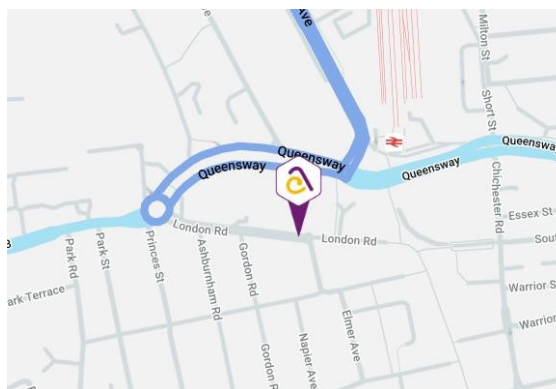
TOTAL	1,767	164
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## TERMS

Available on a new full repairing and insuring lease, for a term to be agreed.

## EPC

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## 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

Ratable Value	UBR	Ratable Payable
£20,750	49.9	£10,354.25

Interested parties are advised to contact Southend City Council on 01702 215000 for further information.

## LEGAL COSTS

Ingoing tenants are responsible for the landlord reasonable legal costs

## TENURE

Leasehold

## RENT

£26,500 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](mailto:mail@ayerscruikis.co.uk)  
w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)

## CHELMSFORD OFFICE

a. Burgundy Court  
64/66 Springfield Road  
Chelmsford, Essex CM2 6JY  
t. **01245 202555**  
e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)  
w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)



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a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ

t. **01702 343060**

e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)

w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

**CHELMSFORD OFFICE**

a. Burgundy Court  
64/66 Springfiled Road  
Chelmsford, Essex CM2 6JV

t. **01245 202555**

e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)

w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)