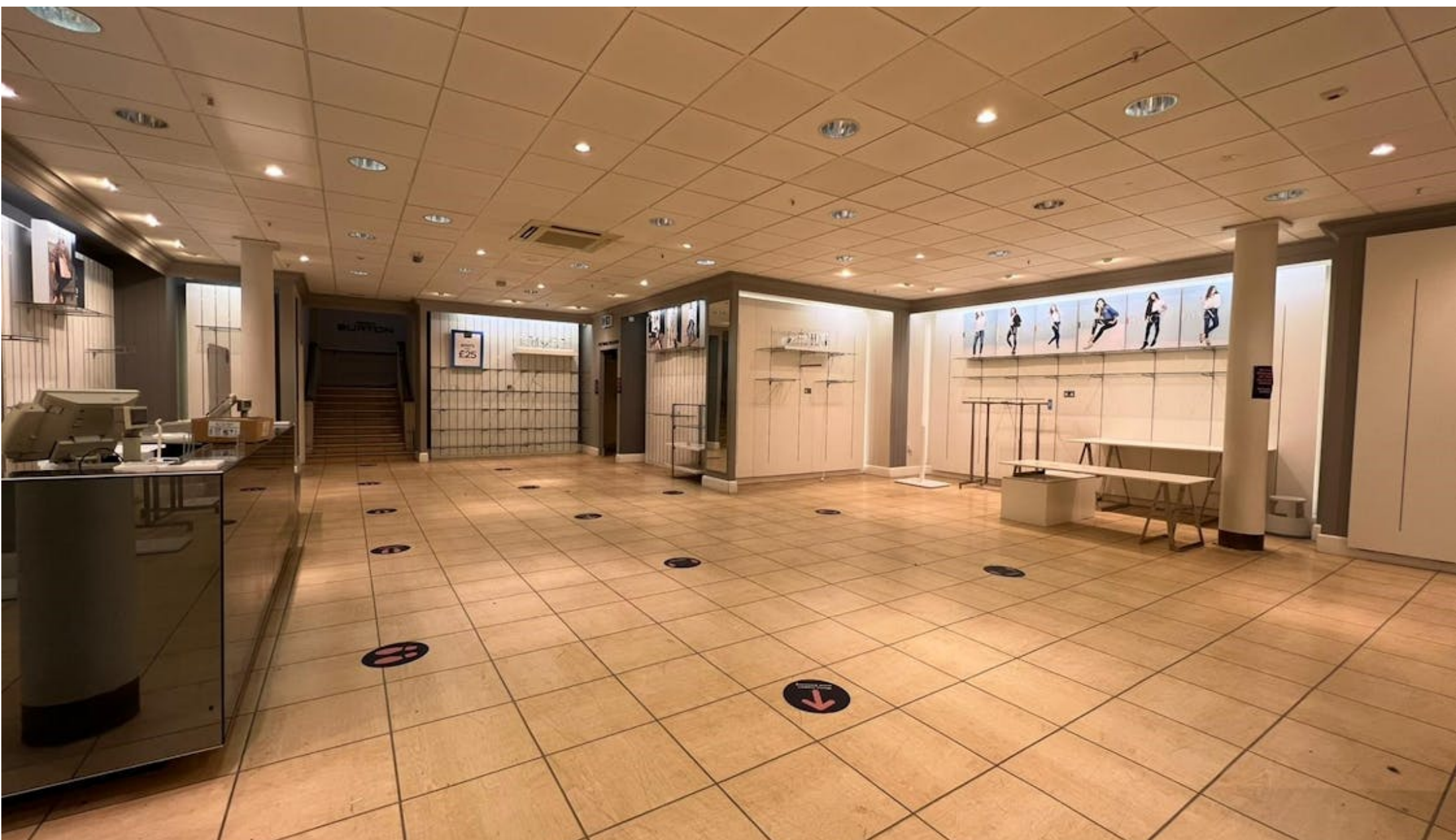




Ayers & Cruiks
COMMERCIAL

130 High Street, Southend-on-Sea, SS1 1JT
To Let | 3,457 to 7,330 sq ft

Retail and storage space with WC facilities. Ground floor features a lift, air con and suspended ceilings.

130 High Street, Southend-on-Sea,
SS1 1JT

Summary

- Rent: £108,000 per annum
- Business rates: 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
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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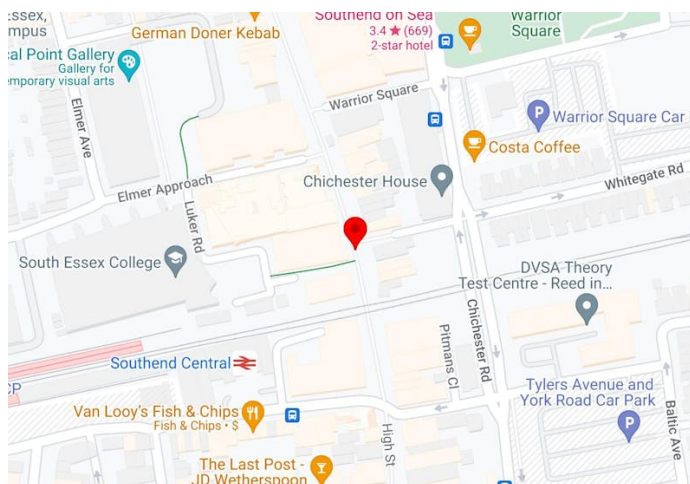
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Key Points

- GRADE II LISTED BUILDING BUILT IN 1915
- GROUND FLOOR & BASEMENT
- CLOSE TO AMENITIES
- PROMINENT CORNER LOCATION
- RENT ONLY £108,000 PER ANNUM EXCLUSIVE
- LANDLORD WILL CONSIDER SPLITTING THE UNIT

Description

Spanning over three floors, the property comprises retail and storage space along with W.C. facilities on the ground and first floors, whilst the basement provides approx 3,872 SQ.FT of storage space. 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.

The landlord will consider splitting the property for tenants, please enquire for more information.

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.

Accommodation

Name	sq ft	sq m	Availability
Basement	3,872	359.72	Available
Ground	3,457	321.17	Available
1st	3,090	287.07	Available
2nd	3,289	305.56	Available
Total	13,708	1,273.52	

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

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