



44-48 London Road, Southend-On-Sea, SS1 1NX To Let | 1,767 sq ft



44-48 London Road, Southend-On-Sea, SSI 1NX

Summary

- Rent: £26,500 per annum
- Business rates: Interested parties are advised to contact Southend City Council on 01702 215000
- Car parking charge: n/a
- · VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C
- · Lease: New Lease

Further information

· View details on our website

Contact & Viewings

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bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY

Tel: 01245 202555

Starbucks
Central Ave
South Ave

South Ave

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South Ave

South Ave

South Ave

South Ave

South Ave

Boscombe Rd

Victoria Shopping Centre

St Helen's Rd

Rd

South Ave

South Ave

South Ave

South Ave

South Ave

Piggrafia

P Warrior Square Car Park

Rd

Soration Rd

Primark

South Ave

P Warrior Square Car Park

Soration Rd

Soration Rd

Soration Rd

Soration Rd

South Ave

P Tylers Avenue and York Road Car Park

Soration Rd

South Ave

South Ave

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P Tylers Avenue and York Road Car Park

The Royal Hotel

Key Points

- · Main Road Position
- Town Centre Location
- Close to Ask, Pizza Express & Nandos
- New Lease Available
- Rent Only £26,500 Per Annum Exclusive

Description

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.

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.

Accommodation

Description	sq ft	sq m	Availability
Floor Area	1,767	164.16	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

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

Rent

£26,500 per annum exclusive

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