



Ayers & Cruiks
COMMERCIAL

44-48 London Road, Southend-On-Sea, SS1 1NX

To Let | 1,767 sq ft

Retail premises located just off Southend High Street, close to Ask Italian, Nando's, Wingstop, and other big food chains.

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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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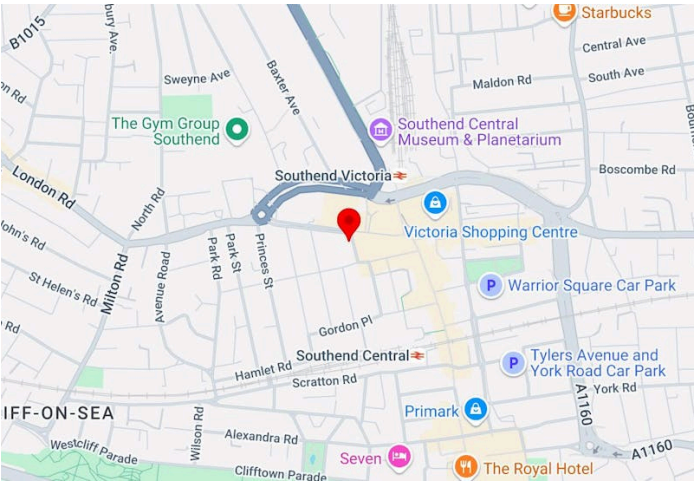
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Key Points

- 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