



Ayers & Cruiks
COMMERCIAL

To Let

9,611 sq ft

**117b High Street,
Southend-on-Sea, SS1 1LQ**

Large retail unit suitable for a variety of uses with a glazed shop front, arranged over 3 floors.

- Prominent corner position
- High street location
- WC and kitchenette facilities
- New lease available
- £76,000 per annum exclusive

www.ayerscruiks.co.uk



117b High Street, Southend-on-Sea,
SS1 1LQ

Summary

- Rent: £76,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (68)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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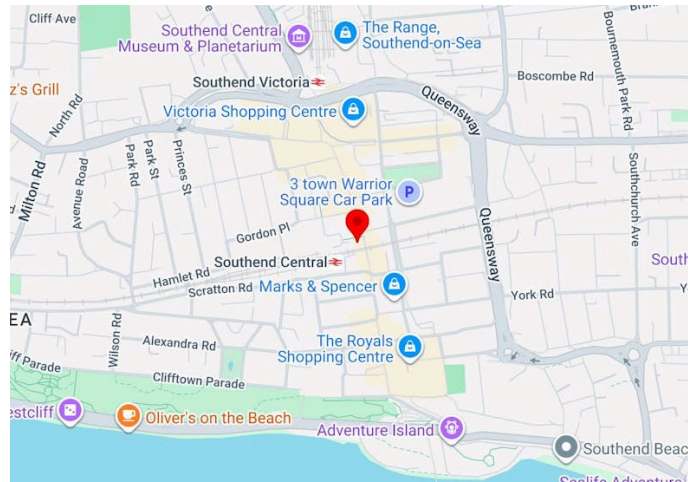
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Description

Large retail property arranged over 3 floors, comprising of open-plan sales area accommodation at ground and first floor level, with the second floor providing a number of separate rooms suitable for storage or ancillary use. The property benefits from a prominent glazed shop frontage, rear access, parking for two vehicles, an electric roller shutter door, WC facilities and a kitchenette.

Location

This property is prominently located within Southend-On-Sea town centre, benefiting from strong pedestrian footfall and excellent visibility. It is surrounded by a mix of national and independent occupiers including Primark, H&M, JD and Greggs and is within easy walking distance of Southend Central station providing direct services to London Fenchurch Street.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	2,637	244.99
1st	Retail	2,549	236.81
2nd	Retail	4,425	411.10
Total		9,611	892.90

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Terms

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

Rent

£76,000 per annum exclusive

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

