

**SOUTHEND-ON-SEA  
101-109 HIGH STREET  
SS1 1NR****PROMINENT  
RETAIL/LEISURE/OFFICE  
OPPORTUNITY****LOCATION**

The property occupies a prominent corner position in a high footfall location on the High Street, with the added benefit of a significant return frontage onto Clifftown Road. Southend Central Station is situated adjacent to the property.

The unit is located in close proximity to a number of national operators including; **JD Wetherspoons, EE, Ann Summers, Specsavers and Shoezone.**

**ACCOMMODATION**

The premises are arranged over ground and first floor and comprise the following approximate Net Internal Areas:-

Ground Floor:	1,110 sq m	10,870 sq ft
First Floor:	763 sq m	8,208 sq ft

\*Potential to split floor plates

**LEASE TERMS**

The premises are available by way of a new FRI lease direct from the landlord and for a term to be agreed.

**RENT**

On Application

**SERVICE CHARGE**

Further information is available upon request.

**EPC RATING**

Full EPC available upon Request

**LEGAL COSTS**

Each party to bear responsibility for their own legal costs incurred in this transaction.

**PLANNING**

A1. Other uses will be considered subject to planning

**VAT**

All figures referred to are exclusive of VAT (if applicable).

**RATES**

Rateable Value - **£198,000**

Further enquiries should be directed to the Local Rating Authority – **Southend-On-Sea Borough Council**

**VIEWING**

For further details, floor plans or an appointment to view, please contact:

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