

To Let

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158 High Street, Southend-on-sea, SS1 1JX



Location

The property is in Southend-on-sea which is located 40 miles east of London, in the County of Essex, with a population of 174,300 (2011 census).

The store is located in a prime location on High Street adjacent to **Baseo** and **McDonalds**. Other retailers nearby include **MetroBank**, **Three**, **Costa Coffee**, **Starbucks**, **Vodafone** and **O2**.

Description

The premises are arranged over ground, first, and second floors and comprise the following approximate areas measured on a net internal basis:

Ground floor:	138.22 sq m	1,488 sq ft
First floor:	44.39 sq m	478 sq ft
Second floor:	16.76 sq m	288 sq ft
Total:	199.37 sq m	2,254 sq ft

Lease

The existing lease expires on 28/09/2023 and the passing rent is **£72,500 pax**. The premises are available on an assignment or sub-lease basis with incentive packages available.

Alternatively a new lease might be available subject to negotiation.

Business rates

We understand that the property is assessed as follows:

Rateable value: £40,750

UBR (2018/19): £0.491

Rates Payable: £20,008 pa

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

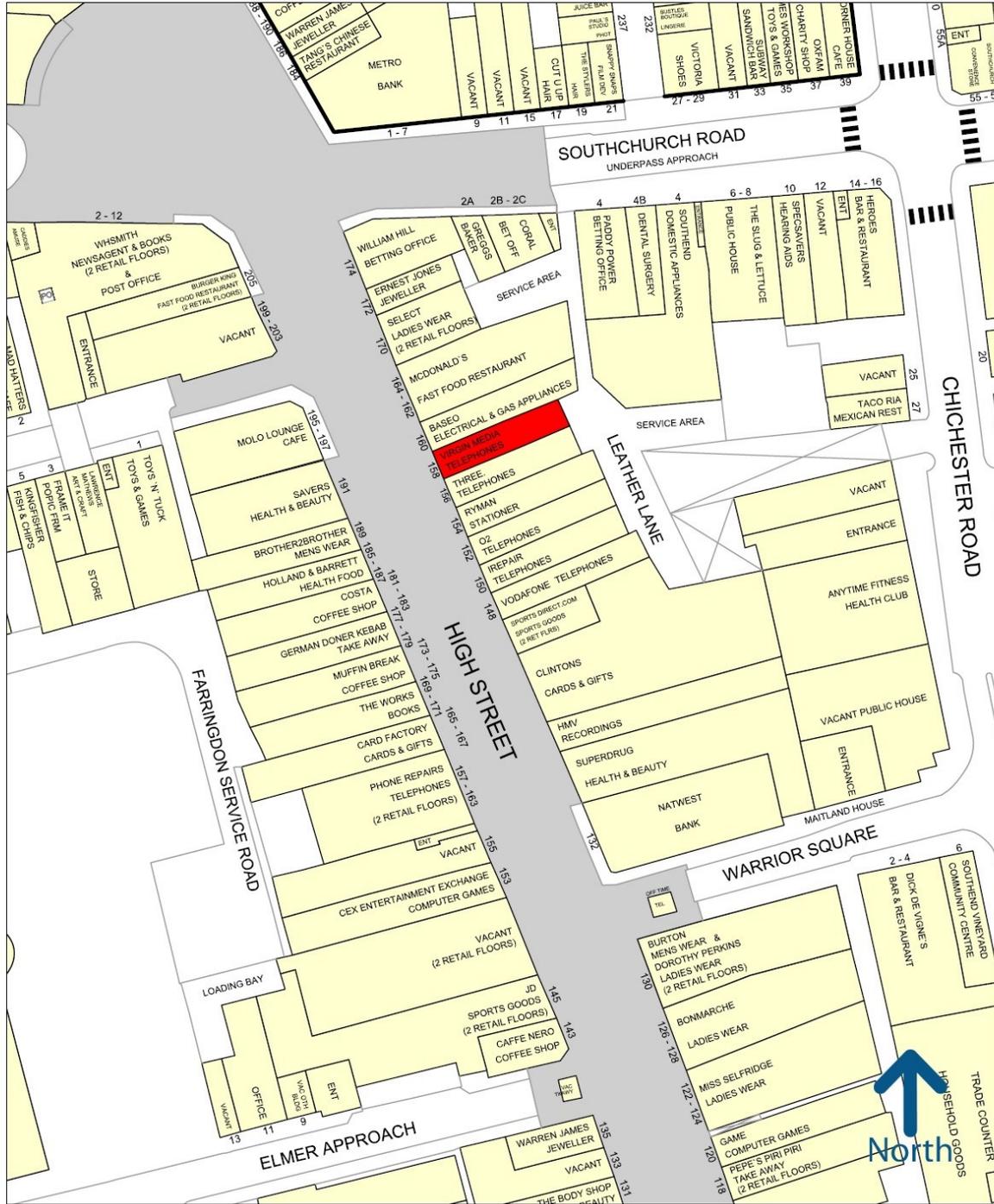
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is E117. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.



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