

**50 Chase Road
Southend-on-Sea
Essex
SS1 2RE**



**TO LET
DETACHED COMMERCIAL BUILDING WITH STORAGE ABOVE
APPROX 10,568 SQ FT (982 SQ MS)**

**DEDMAN
GRAY
COMMERCIAL**

50 Chase Road, Southend-on-Sea, Essex, SS1 2RE

Prominent corner premises previously utilised as a ground floor car showroom with a large first-floor storage area, most recently operated as a taxi call centre and vehicle maintenance depot.

The ground floor includes a reception area, offices, extensive showroom space, and welfare facilities. The first floor provides additional storage with fully concreted floors, accessible via a heavy goods/vehicle lift. The space is available as a whole. Externally, the building features multiple personnel access points, a roller shutter measuring 7.2m wide by 3.5m, and forecourt parking.



Location

Southend on Sea is located approx. 45 miles from Central London & 20 miles from Chelmsford. The City enjoys excellent road and rail links with main line train services available at Southend East which is within a short walking distance.

Accommodation

The premises have been measured on a Gross Internal (GIA) basis and the following approximate floor areas calculated:

Ground Floor:	5,503 sq ft	(511 sq ms)
First Floor:	5,065 sq ft	(471 sq ms)
Total:	10,568 sq ft	(982 sq ms)

Features

- Detached Premises
- Roller Shutter Access
- Heavy Goods/Vehicle Lift
- Prominent Corner Position
- New Lease Available
- Southend East Train Station Nearby (London Fenchurch St. Line)

Terms

The property is available by way of a new, FRI, lease subject to an asking rent of £60,000 per annum, exclusive. All other lease terms and conditions by negotiation.

VAT

We are advised that the property is not elected for VAT.

Business Rates

Lower 50 Chase Road:

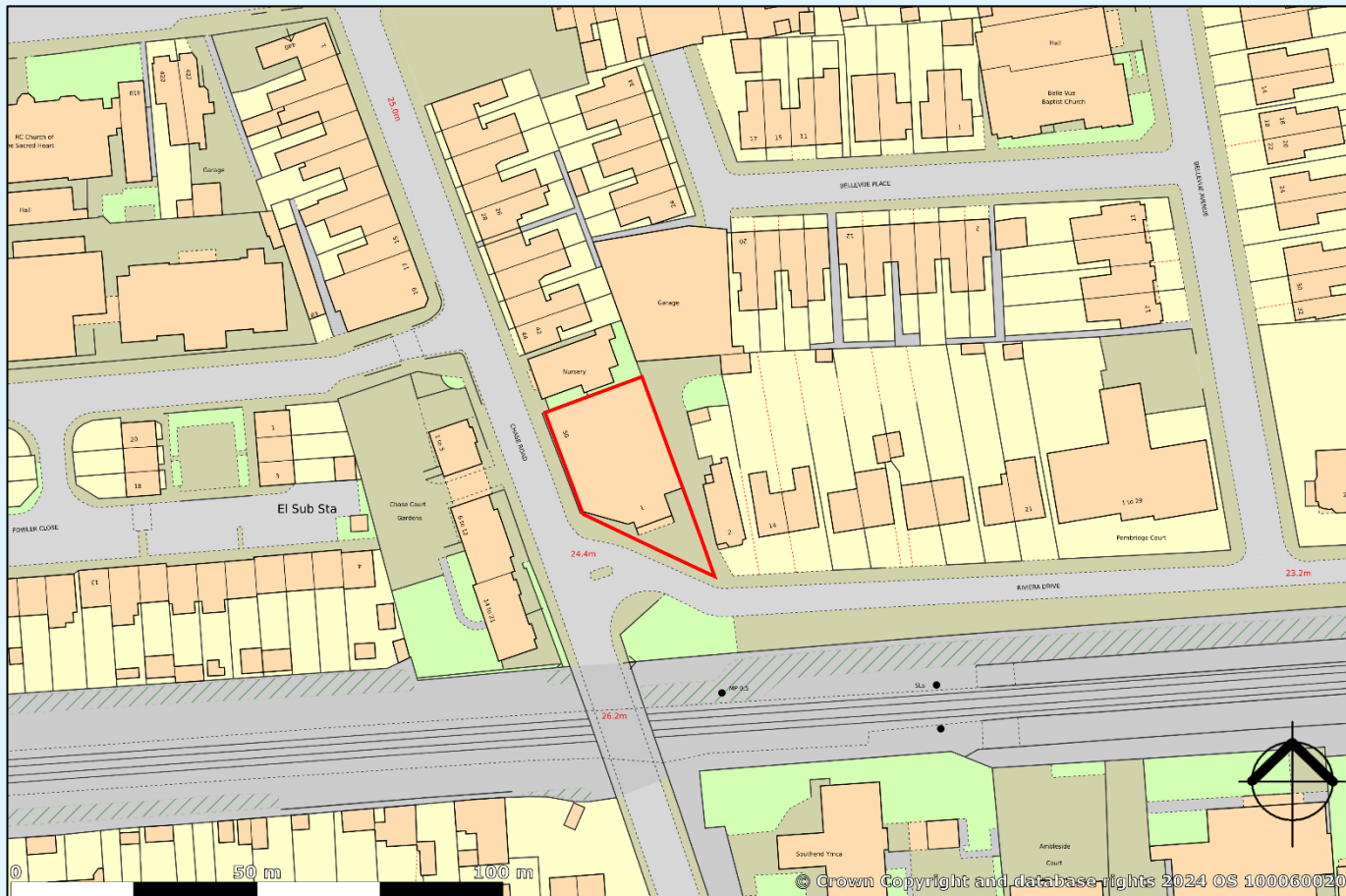
From enquiries made of the Valuation of Agency, we believe the rateable value to be £43,250 for 2023/24.

Upper 50 Chase Road:

From enquiries made of the Valuation of Agency, we believe the rateable value to be £21,000 for 2023/24.

Energy Performance Certificate (EPC)

An EPC has been commissioned.





Viewing Arrangements

Strictly via prior appointment with Dedman Gray Commercial.

For further information or to arrange a viewing contact:

Gerard Biagioni: T: 01702 311 037 or
E: gerard@dedmangray.co.uk



