



**3-5 High Street
Southend-On-Sea
Essex
SS1 1JE**

**TO LET/FOR SALE, HIGH STREET SOUTHEND
FORMER GYM & PREMISES
APPROX 5,928 SQ. FT.**



3-5 High Street, Southend-On-Sea, Essex, SS1 1JE

The property occupies a bold corner position with an impressive glazed frontage to two elevations.

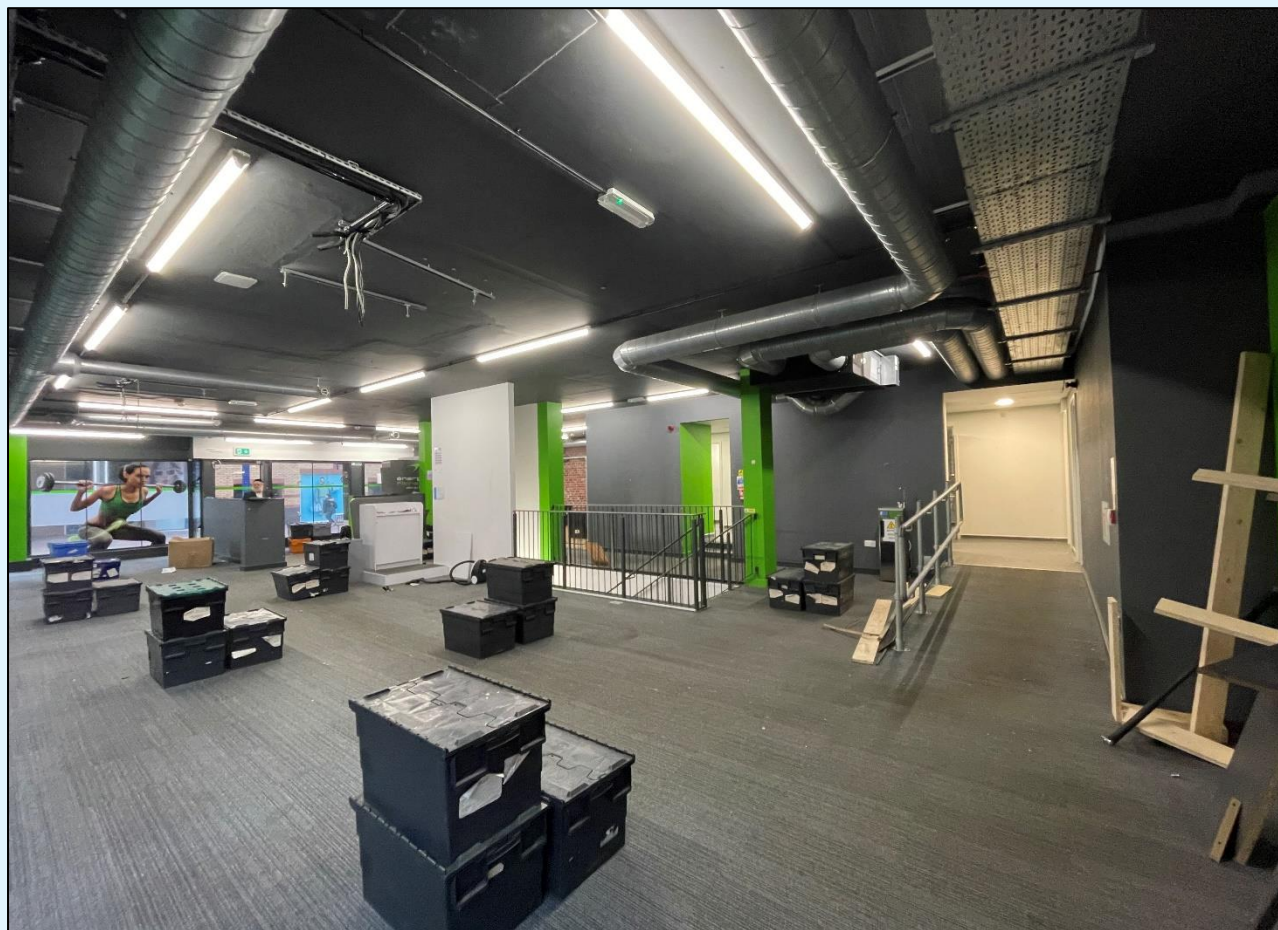
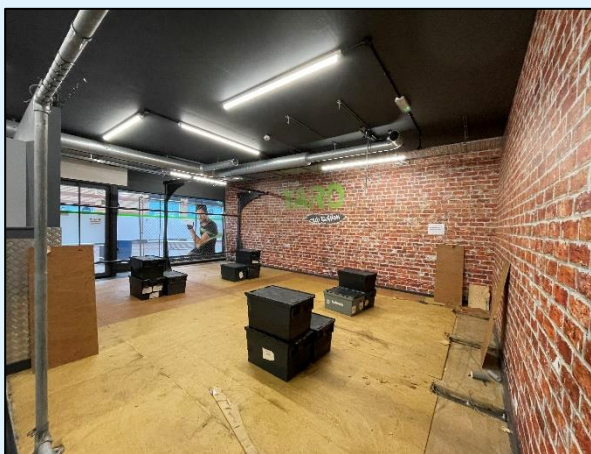
Ground floor approx. 2,979 sq.ft.

Ground Floor Ancillary 451 sq.ft.

Basement approx. 2,498 sq.ft.

Suitable for a variety of alternative uses.

Full vacant possession of the ground floor & basement.



Accommodation:

All floor areas are approximate and have been calculated on a Gross Internal (GIA) basis.

Ground Floor	2,979 Sq.Ft.
Basement	2,498 Sq.Ft.
Ground Floor Ancillary	451 Sq.Ft.

Features:

- Prominent/Visible Corner Location
- Facing Victoria Shopping Centre
- Approx. 5,928 Sq.Ft. Overall
- Suit Many Alternative Uses
- Busy Location Close Southend Seafront
- Close Local Car Parks

Services:

All mains services are available.

Terms:

Freehold or with the benefit of a new FR&I lease on terms to be agreed, at a rent of £45,000pa. (The freehold is available at £695,000, & is subject to two 999 year leases of the residential upper parts). Full vacant possession available of the ground floor & basement.

Service Charge:

An annual service charge is payable, which for the most recent year was £3,625.04p plus a 10% management charge.

Planning

Interested parties are recommended to contact the local planning authority to ensure that any proposed use is in accordance with the current planning policy.

Business Rates

The property is entered on the most recent rating list with a rateable value of £53,500, and with rates payable of approx. £27,000pa.

Energy Performance Certificate

Current Rating C-61 valid until 16th February 2027.



Legal Fees:

The tenant/purchaser shall be responsible for the landlords/freeholders legal fees up to a maximum of £3,500 + VAT, whether or not the letting/sale completes.

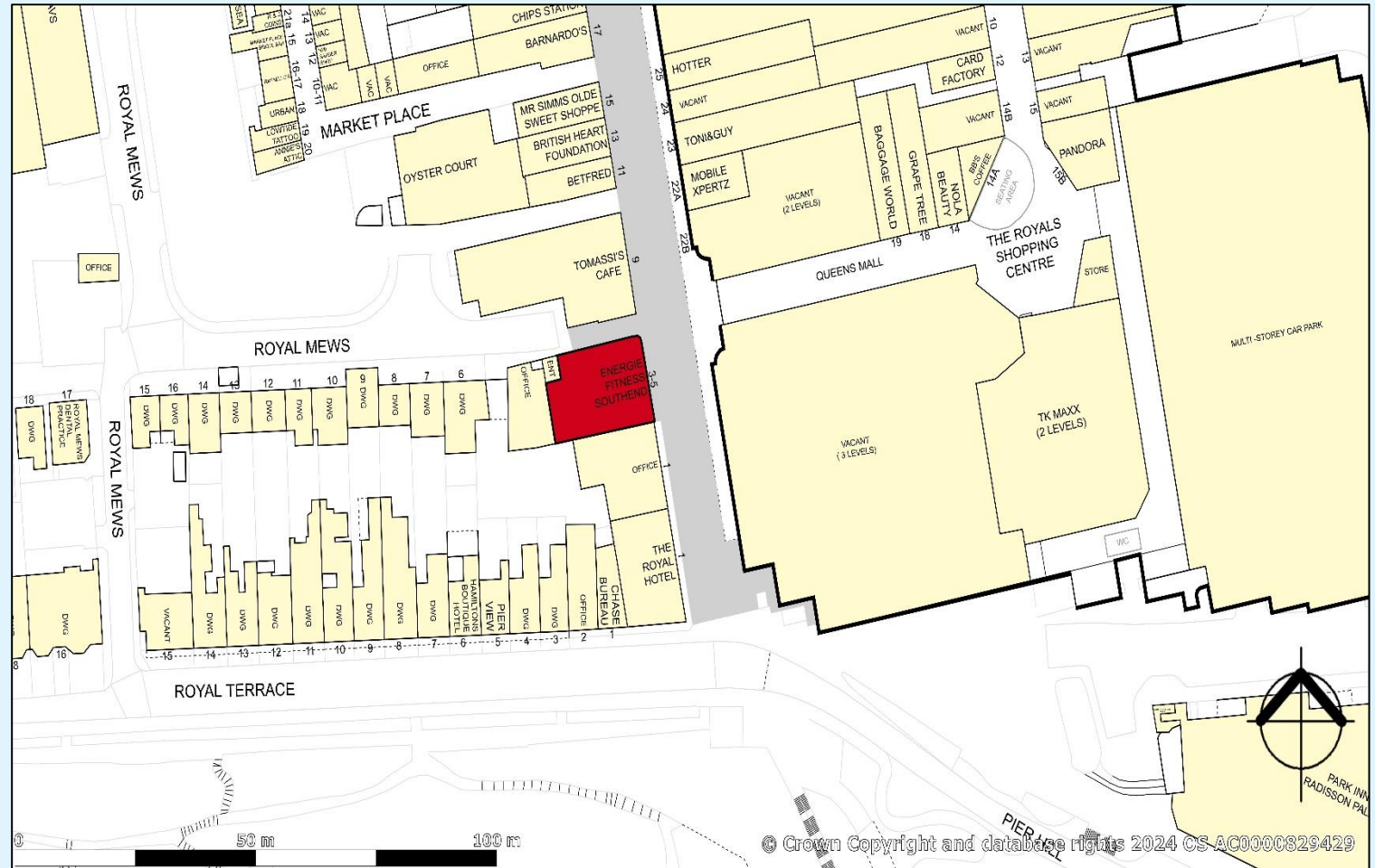
Further Information & Viewings:

For further information or to arrange a viewing please contact

Gerard Biagioni:

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Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

