

# LEISURE/RETAIL UNIT TO LET

## APPROX 9,450 Sq Ft (877.90 Sq M)



**Unit 2 Maitland House  
Warrior Square  
Southend On Sea  
Essex  
SS1 2JY**

**Location:**

Southend on Sea was granted City Status in October 2021. Situated in Chichester Road, next door to a Travelodge hotel, close to Southend on Sea town centre in the heart of its retail, leisure and business districts. Within walking distance of Southend Victoria Railway Station and Southend Central Train Station and good bus links to surrounding areas. Opposite Warrior Square Car park with approx 400 spaces.

**Description:**

Former Bar/Restaurant with a ground floor area of approx 7,450 sq ft with a further 2,000 sq ft on first floor level with commercial kitchen and ladies and gents toilets.

**Accommodation:**

The premises have been measured on a net internal basis.

Ground Floor Area: 7,450 Sq Ft 692.10 Sq M

First Floor Area: 2,000 Sq Ft 185.80 Sq M

Commercial Kitchen

First Floor Male/Female Toilets

**Total Area: 9,450 Sq Ft (877.10 Sq M)**

**Features:**

- Southend On Sea granted City Status
- Close to Town Centre
- Opposite Warrior Square Park
- Close to Bus Routes and Train Stations.

**Terms:**

Available on a new full repairing and insuring lease for a term to be agreed.

**Service Charge:**

Applicable.

**Rent:**

£7.50 Per Sq Ft + VAT exclusive.

**Business Rates:**

Interested parties are advised to make their own enquiries to Southend Borough Council or via [www.voa.gov.uk](http://www.voa.gov.uk).

**Viewing:**

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

**Legal Costs:**

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

**Planning:**

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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