

9 Pier Hill, The Palace, Southend on Sea, Essex, SS1 2AJ



TO LET, SOUTHEND CITY CENTRE, PRIME RETAIL OPPORTUNITY,
APPROX 387 SQ FT (36 SQ M) £10,000 P A



- Seafront Location
- Could Suit a Variety of Uses
- 387 Sq. Ft Available immediately.
- Internal shell with water and waste.

Location/Description Unit 9 Occupying 387 SQ FT of prime sea front retail space on the ground Floor of the Palace Hotel. Southend-On-Sea is situated approximately 40 miles east of London on the northern bank of the Thames Estuary. The Town has long been a favorite seaside resort, largely due to its proximity to London. Although it is most famous for its pleasure pier, seven-mile coastline and award-winning beaches. The Palace Dating back to 1904, is one of the last great Edwardian hotels to be built. Located on the northern



side of Pier Hill it forms an integral part of the seafront townscape, is locally listed with uninterrupted views across The Thames Estuary.

Terms Our clients are looking to grant a new fully repairing and insuring lease at a rent of £10,000 per annum. All other terms and conditions are subject to negotiation.

Business Rates/ Planning This unit has not yet been assessed. Detailed information on rating liability will be available in due course. Interested parties are recommended to make their own enquiries with the local planning authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend Borough Council on 01702 215 000.

Services We would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy of other services to the building.

Viewing To arrange a viewing or to find out more about the commercial opportunities which exist at The Palace, please contact us on 01702 311 111.