

Basement, 130 High Street

Southend-on-Sea,
Essex, SS1 1JT.



TO LET - SOUTHEND CITY HIGH STREET,
CLASS E PREMISES – BASEMENT APPROX 3,872 SQ FT.



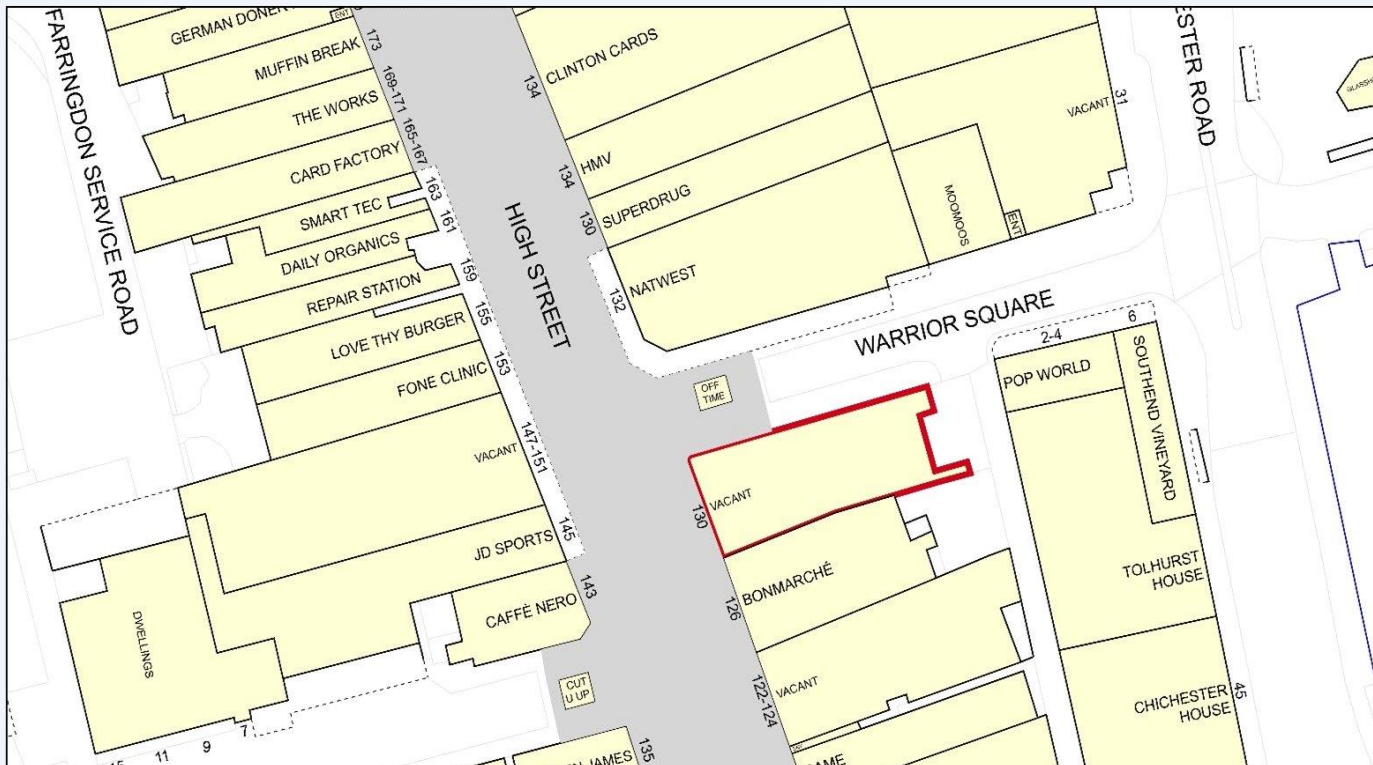
Accommodation:

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

Basement Approx. 3,872 sq ft (360 sq m)

Features:

- New Lease Available
- Class E
- Prime Trading Location
- Access from High Street & Warrior Square
- Excellent Transport Links
- Grade II Listed Building with Lift



Rent:

The property is available by way of a new effective FRI lease subject to a rent of £30,000 p.a. (plus vat if applicable). All other terms and conditions by negotiation.

Planning:

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 City Council on 01702 215000.

Business Rates:

Interested parties are advised to seek verification from Southend Borough Council on 01702 215001.

Legal Fees:

Each party to bear their own.

Viewing:

For further information or to arrange a viewing please contact: Matt Parsons on T: 01702 311143 - matt@dedmangray.co.uk