

4-5 Church Road,
The Palace,
Southend On Sea,
Essex, SS1 2AJ.



TO LET, OFFICE / RETAIL / LEISURE OPPORTUNITY.
APPROX 1872 SQ. FT. £37,500 + VAT PA.



Location: Southend-on-Sea is one of the principal commercial centres in Essex and is situated approximately 40 miles east of London on the northern bank of the Thames Estuary.

The Palace: Dating back to 1904, The Palace 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 and has an historic and visual relationship with the pier.

Terms: Our clients are looking to grant a new fully repairing and insuring lease at a rent of £37,500 + VAT per annum. All other terms and conditions are subject to negotiation.



Transport Links The A127 & A13 are the principal traffic routes that link Southend with London and provide direct access to the M25. The town is served by two mainline railway lines, Southend Victoria to London Liverpool Street and Southend Central to London Fenchurch Street, with a journey time to the heart of the city of less than an hour.

Business Rates This unit has not yet been assessed. Detailed information on rating liability will be available in due course.

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 Borough Council on 01702 215 000.

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.



103, The Broadway, Thorpe Bay, Essex, SS1 3HQ Tel: 01702 311111 E: commercial@dedmangray.co.uk

www.dedmangray.co.uk

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