

**Ground Floor
130 High Street
Southend-on-Sea
Essex SS1 1JT**



**TO LET – GROUND FLOOR
SOUTHEND CITY HIGH STREET, CLASS E PREMISES
APPROX 3,547 SQ FT (329.53 SQ MS)**



Ground floor premises benefiting from a return frontage onto Warrior Square, just off the High Street.

Situated within a Grade II listed building, this property features a hipped roof and Edwardian Baroque design by Bromley and Watkins, dating back to 1915.

Location

Prominently located in the bustling pedestrianised section of the High Street, the property enjoys prime visibility and is a short distance from Southend Central train station. The surrounding area offers a diverse retail mix, featuring prominent brands such as McDonalds, JD Sports, and Superdrug.



Accommodation

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

Ground Floor 3,547 sq ft (329.53 sq m)

Features

- New Lease Available
- Class E
- Prime Trading Location
- Return Frontage onto Warrior Square
- Excellent Transport Links
- Grade II Listed Building
- WC Facilities

Terms

The property is available for rental by way of a new FRI lease, subject to an asking rent of £90,000 p.a. (Plus VAT if applicable). All other terms are subject to negotiation.

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 will need to be reassessed, as the landlord is retaining the upper floors of the existing building.

Legal Fees

Each party to bear their own.

Further Information & Viewings

For further information or to arrange a viewing please contact:

Matt Parsons on T: 01702 311143.

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RENT: £90,000 + VAT per annum

