

1st, 2nd & 3rd FLOORS

90 High Street,

Southend on Sea, Essex, SS1 1JN.



POPEYES

TO LET

OFFICE / STORAGE / LEISURE PREMISES

APPROX 9,676 SQ FT (899 SQ MS)



Summary

First, second & third floor premises suitable for a variety of uses (STP) including leisure, worship, offices or storage. The property has shared rear secure access and benefits from excellent public transport links, being located on Southend High Street, with nearby occupiers including McDonalds, Taco Bell, KFC and British Heart Foundation.

Accommodation

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



1st Floor - Approx. 4,308 sq. ft
2nd Floor - Approx. 4,308 sq. ft.
3rd Floor - Approx. 1,060 sq. ft
Total Net Internal Area Approx. 9,676 sq. ft

Features

Access Only from the Rear of the Building.
1st, 2nd & 3rd Floors.
Suitable For Variety of Uses (STP).
New FRI Lease.
Good Transport Links.
Total Net Internal Area Approx. 9,676 sq. ft.

Terms

The premises are available by way of a new FRI lease subject to a commencing rent of £24,000 per annum plus VAT. Rent reviews are to be incorporated every 5 years throughout the duration of the agreed term. Our client may consider shorter, flexible tenancies subject to status. 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.

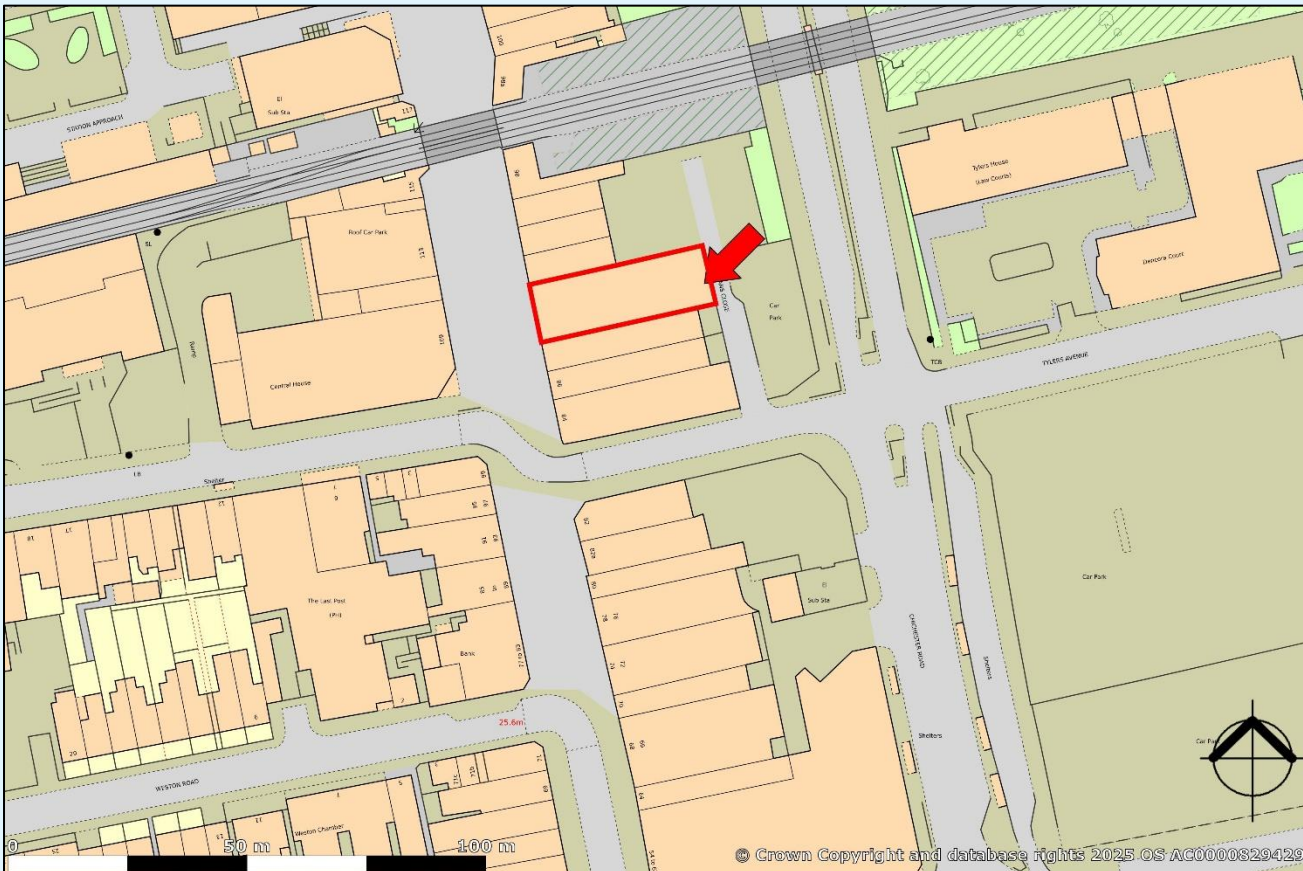
Business Rates

Interested parties are advised to seek verification of the rates payable from Southend City Council.

Energy Performance Certificate

An EPC has been commissioned and will be uploaded shortly.

RENT: £24,000 per annum (plus VAT)





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.

matt@dedmangray.co.uk



13 Nelson Street, Southend on Sea, Essex, SS1 1EF Tel: 01702 311111 E: commercial@dedmangray.co.uk

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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

