

**55-57 Queens Road,
Southend on Sea,
Essex,
SS1 1LT.**



TO LET - RETAIL / OFFICES APPROX 2,189 SQ FT (203 SQ MS)



55-57 Queens Road, Southend on Sea, SS1 1LT.

A ground floor retail premises, with offices at the rear and stairs leading to further offices on the first floor. The property benefits from being within walking distance to two mainline railway stations and local bus routes.

Accommodation:

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

Ground Floor Retail / Office: 1,013 sq ft (94 sq ms)

1st Floor: 1,176 sq ft (109 sq ms)



Features:

- Good Transport Links
- Gas Central Heating
- Air Conditioning
- Kitchen & WC Facilities
- Close Proximity to Southend High Street
- New FRI Lease available
- 3 Phase Power

Services:

Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

Terms:

The property is available for rental by way of a new FRI lease, for a minimum term of 10 years, subject to an asking rent of £26,000 per annum. (plus VAT if applicable).

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:

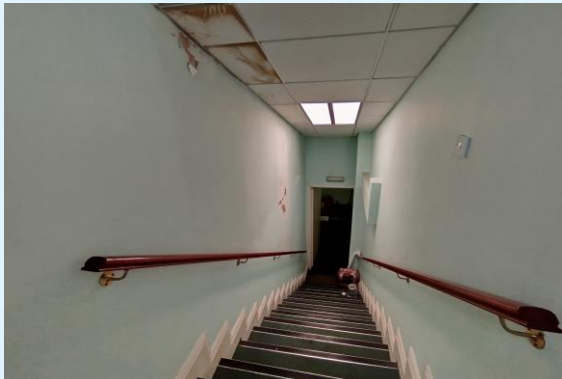
The property is entered on the 2023 rating list as Office & Premises with a current rateable value of £22,750. Interested parties are advised to seek verification from Southend Borough Council on 01702 215001.

Energy Performance Certificate:

Awaiting receipt.

RENT: £26,000 per annum.





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
www.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

