

PRIME RETAIL UNIT TO LET

119 HIGH STREET, SOUTHEND-ON-SEA

7-8 Conduit Street
London W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Prime retail unit in high footfall location.
- Situated on the pedestrianised High Street.
- Modern well configured retail unit.

LOCATION

The property is situated on the busy pedestrianised High Street in a prominent position immediately adjacent to **River Island** and in the vicinity of other national retailers including; **JD Sports, Sportsdirect, Barclays** and **Clinton Cards**.

Other nearby retailers include: **The Body Shop, Quiz, Starbucks** and **Greggs**.

RENT

£35,000 per annum exclusive of rates, service charge and VAT (if applicable).

TENURE

The property is available on a new full repairing and insuring lease for a term of 10 years subject to an upward only rent review in the 5th year.

RATES

Rateable Value (18/19) £45,000

Interested parties should verify these figures with the Southend-on-Sea Borough Council (01702 215000).

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Internal Width:	5.48 m	17 ft 11 ins
Ground Floor Area:	152.18 sq m	1,638 sq ft
Basement Ancillary:	130.06 sq m	1,400 sq ft

EPC

An EPC has been commissioned and can be provided on request.

SPECIFICATION

The premises are handed over in existing condition as seen on date of vacant possession.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



INSPECTIONS

Viewing is strictly by appointment with Fawcett Mead.

Vincent Morris

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**SUBJECT TO CONTRACT & VACANT
POSSESSION**



Experian Goad Plan Created: 08/01/2019
Created By: Fawcettmead



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