



PRIME RETAIL UNIT TO LET

SOUTHEND 160 HIGH STREET

(SUBJECT TO VACANT POSSESSION)



LOCATION	The premises are situated in a prime position on High Street immediately adjacent to McDonalds and Virgin Media . Other occupiers in the immediate vicinity include WH Smith, 3 Store, Post Office, Costa Coffee and O2 .		
ACCOMMODATION	The premises are arranged over ground floor and basement only comprising the following approximate floor areas and dimensions.		
	Net Frontage	4.44 m	14 ft 7 in
	Internal Width (max)	5.70 m	18 ft 8 in
	Ground Floor Sales	141.2 sq m	1,519 sq ft
	Basement Ancillary	64.8 sq m	697 sq ft
		<i>These areas require on-site verification</i>	
TERMS	The property is available on a new effectively full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.		
RENTAL	£55,000 per annum exclusive		
RATES	Rateable Value (2010)	£67,500	
	UBR (2015/16)	0.493	
	Rates Payable (2014/15)	£33,277.50	
	Interested parties are advised to make their own enquiries with the Local Authority.		
EPC	An EPC has been requested		
COSTS	1. All figures quoted are subject to VAT where applicable. 2. Each party to bear their own costs incurred in the transaction.		
VIEWING	Appointments are strictly via the agents:- Beth Brading Tel: 020 7338 4362 Email: beth.brading@bnpparibas.com		

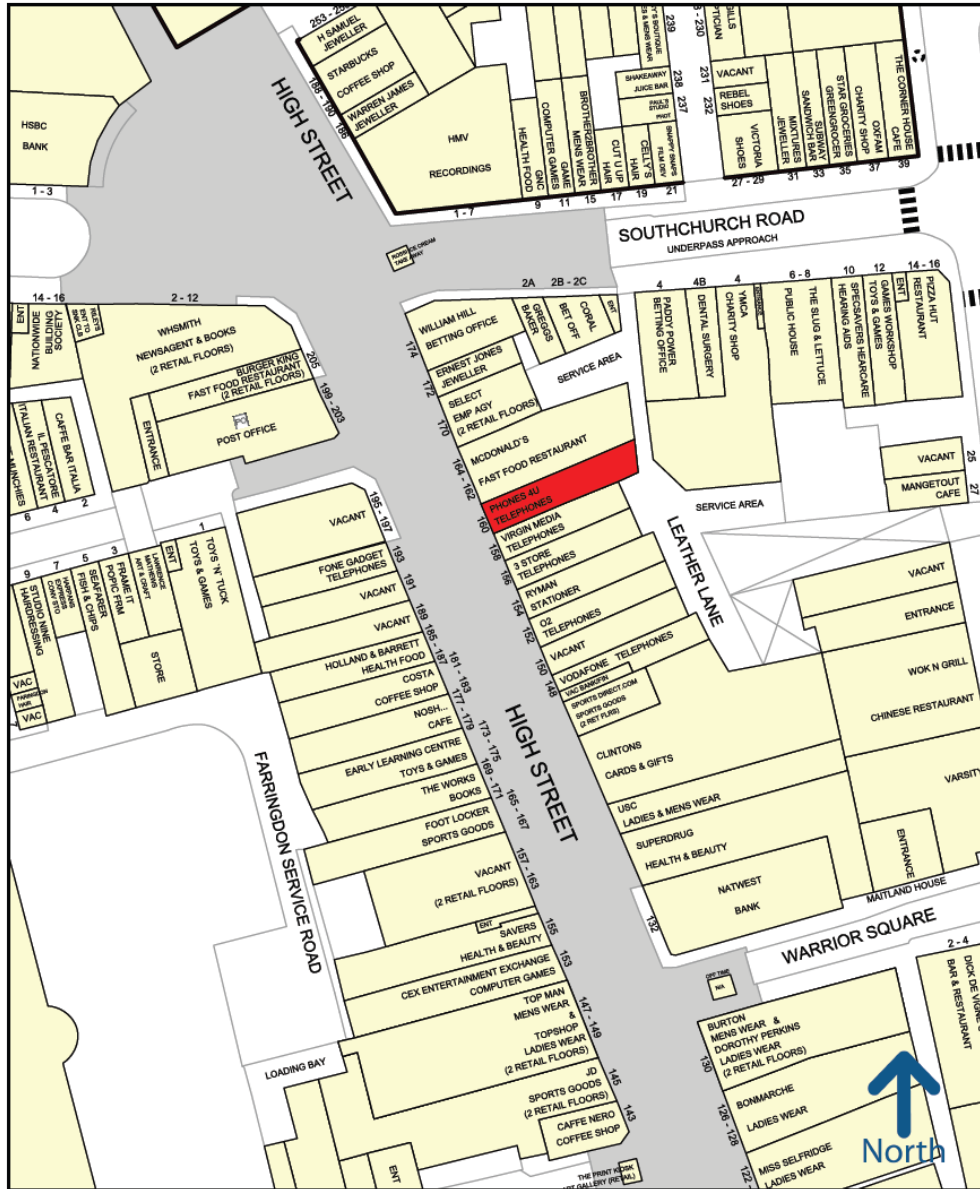
BNP Paribas Real Estate, 5 Aldermanbury Square, London EC2V7BP

SUBJECT TO CONTRACT

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Southend-on-sea



50 metres

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