

**TO LET  
A1/A2 RETAIL PREMISES  
APPROX 1,500 SQ FT**



**662 Southchurch Road  
Southend-On-Sea, Essex, SS1 2PS**

**LOCATION**

The Property is located on the corner of Surbiton Avenue, to the Southend side of Southchurch Road. Southchurch Road is a popular trading location which links the Town Centre to Thorpe Bay, Shoebury and Great Wakering. Other traders include Tesco, One-Stop, Sainsbury's, Co-op, Out of the Earth and Under the Sun.

**DESCRIPTION**

We are delighted to offer this retail premises within one of Southchurch Road's newest developments, The Courtyard. Our client has approx. 1,500 Sq. Ft of A1/A2 retail space occupying a bold corner location. The property is available by way of sub-lease or assignment of the existing Lease. Occupation is available immediately. Interested parties are advised to contact Dedman Gray Property Consultants Ltd on 01702 311111.

**RENT: £25,000 PER ANNUM**

Available by way of Sub-Lease or Lease Assignment

## ACCOMMODATION

All areas are approximate and have been measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

Total Floor Area: 1,500 Sq. Ft.

## TERMS

The premises are available by way of lease assignment or sub-lease at a rent of £25,000pa. A full copy of the existing lease is available upon request. All other terms and conditions by negotiation.

## ENERGY PERFORMANCE RATING – C (75)

Certificate is available upon request.



## 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.

## 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 Borough Council on 01702 215000.



## BUSINESS RATES

The property is entered on the 2017 rating list as Shop and Premises with a current rateable value of £18,250. Interested parties are advised to seek verification from Southend Borough Councils Business Rates department.

## REFERENCES

Interested parties to be named on the lease will be required to pass a referencing and Identity application. Further information is available up on request.

## LEGAL FEES

Each party to be responsible for their own legal costs.

## VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311111.

Email: [commercial@dedmangray.co.uk](mailto:commercial@dedmangray.co.uk)

Website: [www.dedmangray.co.uk](http://www.dedmangray.co.uk)

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GRAY**

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