



381 Southchurch Road
Southend-on-Sea,
Essex, SS1 2PQ

TO LET, SOUTHEND-ON-SEA ESSEX, RETAIL/OFFICE 'E' CLASS PREMISES
OF 538 SQ.FT. WITH OPTIONAL 600 SQ.FT. WORKSHOP

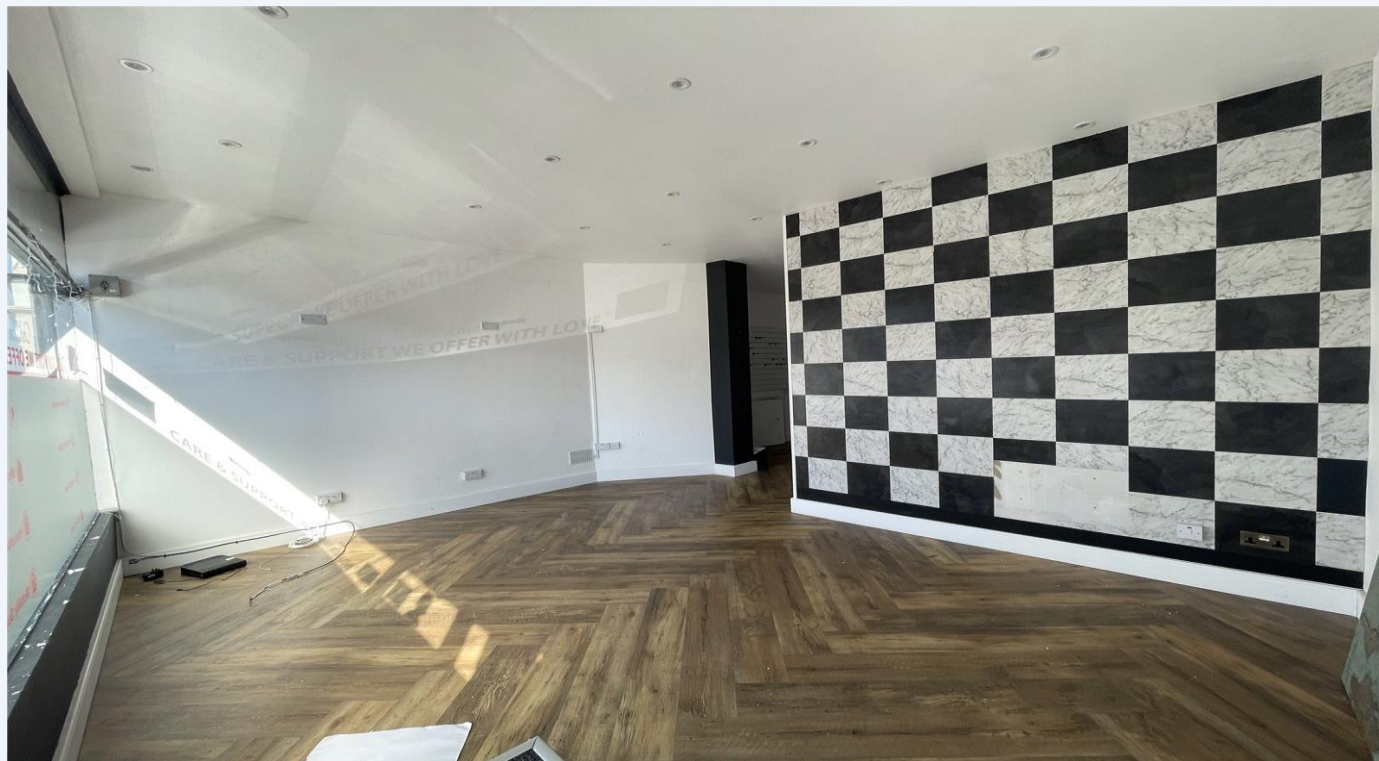
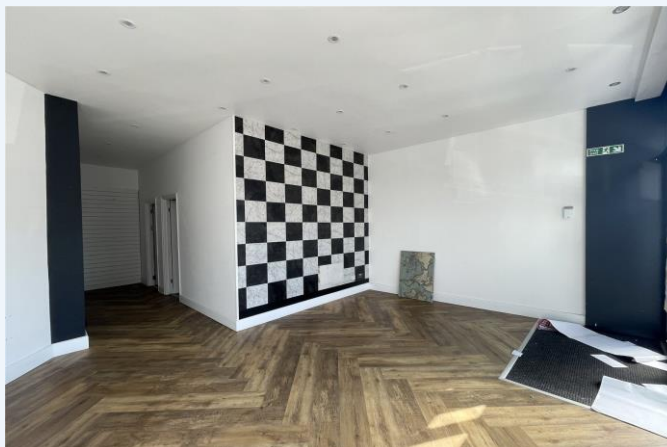


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Accommodation: All floor areas are approximate and were measured on a GIA (Gross Internal Area) basis.
Ground Floor 538 sq.ft. overall including WC & Kitchen.
Rear Workshop 600 sq.ft. due for completion mid/late October.

Features:

Retail/Office 'E' Class Premises
Optional 600 Sq.Ft. Workshop
Kitchen & WC - Electric Roller Shutter
Two Allocated Parking Spaces



Terms:

The Shop & Workshop are available by way of new IRI leases at rents of £12,000pa & £6,000pa respectively. A discounted rent of £16,000pa for both.

Business Rates:

The shop appears on the current rating list with an adopted rateable value of £12,500. The Workshop has an adopted value of £2,325. We believe that small business rates relief may be available, so interested parties should contact the local Business Rates Department for verification of any relief available.

Planning:

Interested parties are recommended to contact the local planning authority to ensure that any proposed use is in accordance with the current planning policy.

Energy Performance Certificate:

Current Rating C-53 valid until 25th February 2030. The Workshop is under construction and therefore not requiring an EPC.