



**FOR
SALE**

**TO
LET**

PRIME RESTAURANT UNIT.

157-163 HIGH STREET, SOUTHEND ON SEA, ESSEX SS1 1LL ●

- > **4,260 SQ FT** APPROXIMATELY
- > **A3** USE
- > WOULD SUIT **CAFÉ OR RESTAURANT** OPERATION
- > **LONG LEASEHOLD**
FOR SALE OR TO LET ●

LOCATION

The unit is located on the busy high street in Southend on Sea in close proximity to retailers such as Sports Direct and HMV, along with a number of national food and beverage operators including Costa Coffee, Café Nero, McDonalds, GDK, Muffin Break and Loungers.

The primarily residential town has good train connections to London. Both railway stations are within walking distance.

DESCRIPTION

The premises are set over ground floor only and are temporarily part-occupied by a mobile phone retailer. The space will be stripped and handed over with capped off water and electrics. The incoming tenant will need to carry out their own works in relation to extraction and/or gas subject to the usual consents.



FLOOR AREAS

Ground Floor: 395.7 sq m/4,260 sq ft

Total: 395.7 sq m/4,260 sq ft

Shop front width: 14.5m

Shop depth: 32m

TENURE

Sale of long leasehold or New occupational lease available.

PLANNING

A change of use from A1 to A3 with rear extraction was granted on 3rd April 2019.

A copy of the planning consent is available upon application.

BUSINESS RATES

Interested parties are advised to make their own enquiries from Southend on Sea Borough Council.

SALE OR RENT

Offers Invited.

VAT

All prices quoted may be subject to VAT if applicable.

HOLDING DEPOSIT

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be securely held in the client account.

**FOR FURTHER DETAILS
OR TO ARRANGE A VIEWING,
PLEASE CONTACT:**

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