

**115 High Street**  
Southend-on-Sea, SS1 1LQ

**DEDMAN  
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Commercial  
**TO LET**  
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WARRENS  
BAKERY

SOUTHEND  
**BID  
ON-SEA**



**TO LET, SOUTHEND HIGH STREET, RETAIL PREMISES APPROX. 655 SQ.  
FT. (60.9 SQ. MS) PLUS ANCILARY STORAGE**



## 115 High Street Southend-On-Sea, SS1 1LQ

### Description

A ground floor retail premises, formally used as a bakery which is centrally positioned within Southend High Street. The property is arranged to provide ground floor retail and storage space, male and female wc facilities on the first floor, and a storage room on the second floor. Benefits include air conditioning, 3 phase electric, suspended ceiling, and an electric security roller shutter.



**Location** Southend on Sea is located approx. 45 miles from Central London & 20 miles from Chelmsford. The town enjoys excellent road and rail links with main line train services available at Southend Central and Southend Victoria stations, both of which are within a short walking distance.

**Accommodation** All areas are approximate and have been measured on a Net Internal Basis (NIA).

Ground Floor Retail & Storage - 655 Sq. Ft. (60.9 Sq. Ms)

Second Floor Storage - 394 Sq. Ft. (36.6 Sq. ms)

Total - 1,049 Sq. Ft. (97.5 Sq. Ms)

### Features

- High Street Location
- Retail Premises
- Close to Train Station
- New FRI Lease
- Available Immediately
- May Suit Alternative Uses STPP

**Terms** A new fully repairing and insuring lease will be made available at a commencing rent of £30,000 pa (plus VAT if applicable). All other terms and conditions by negotiation.

**Business Rates** The property is entered on the 2017 rating assessment as a Shop and Premises with a current rateable value of £19,000. Interested parties are advised to seek verification from Southend Borough Council on 01702 215001.

**Energy Performance Certificate** An EPC has been commissioned and will be available in due course.

**Legal Fees** Each party to bear their own costs.

**Viewing** Strictly by appointment through Dedman Gray Commercial. Please call Jack Lyons on 01702 311143.