

CLASS E OPPORTUNITY

SOUTHEND

24 QUEENS ROAD

Description

Southend on Sea is located approx. 45 miles from Central London and 20 miles south of Chelmsford, the County town of Essex. The town enjoys excellent road and rail links with the mainline train services available at Southend Central and Southend Victoria stations, both of which are within a short walking distance. The property is located adjacent to the Southend Beauty Academy on Queens Road, a short distance from the north end of the High Street.

Please refer to the attached copy of the Street Traders Plan highlighting the unit's location.

Accommodation

An end of terrace two story property of brick construction under a pitched tiled roof. Previously used as a hairdressing salon, the accommodation provides a ground floor sales area with ancillary work/storage area to the rear together with first floor ancillary space, kitchen, and WC facilities. The interior of the property has recently been refurbished to a good decorative standard.

The unit provides the following areas:

Net Frontage	11' 3"	(3.43 m)
Gross Frontage	17' 3"	(5.26 m)
Ground Floor Sales	467 sq. ft.	(43.4 sq. m)
Ground Floor Ancillary	98 sq. ft.	(9.1 sq. m)
First Floor	219 sq. ft.	(20.4 sq. m)
Staff/Kitchenette	131 sq. ft.	(12.2 sq. m)
WC's		
Total Floor Area	915 sq. ft.	(85 sq. m)

Lease

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£15,000

per annum exclusive.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£11,000
UBR (23/24)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

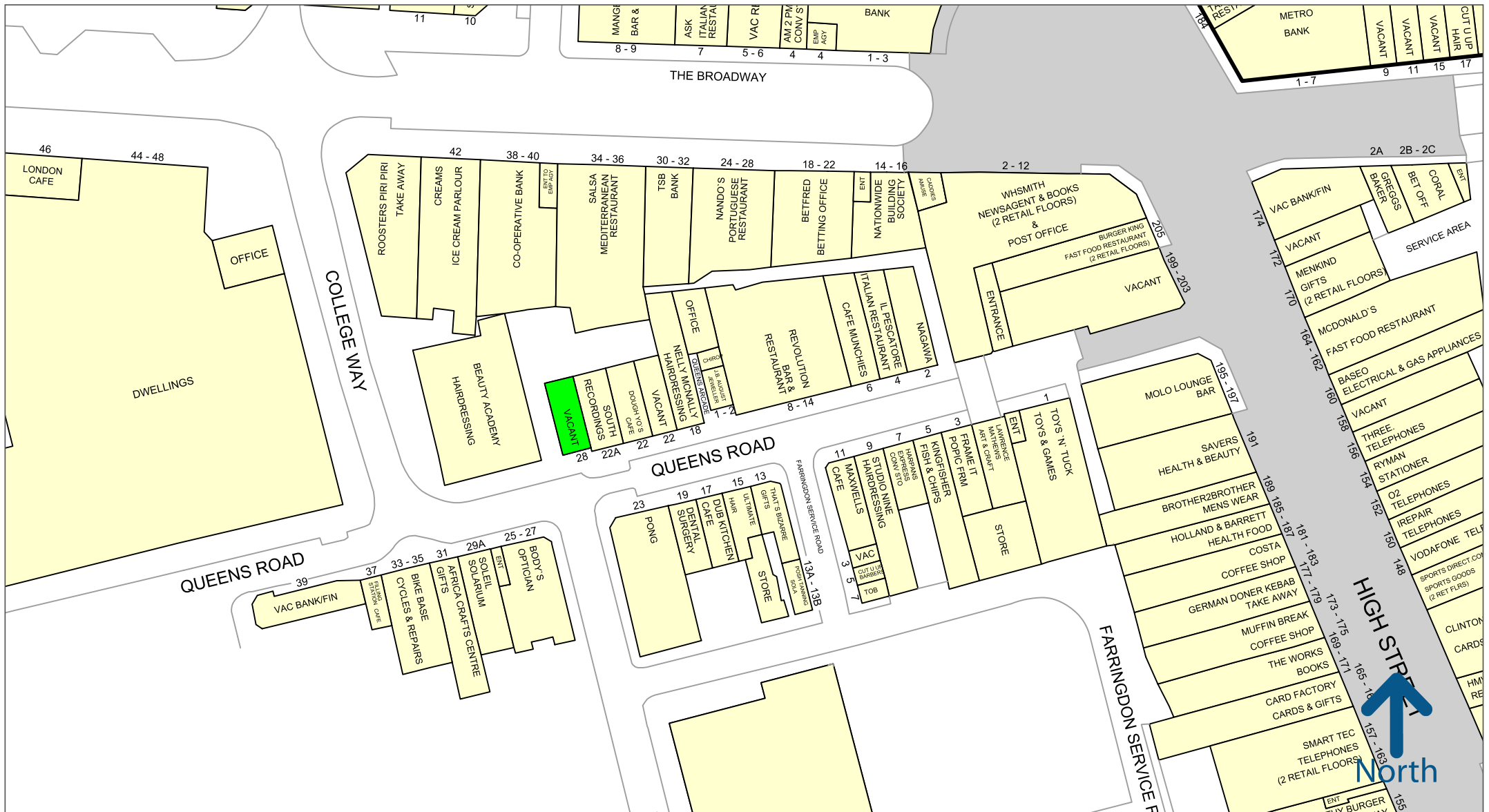
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **020 7659 4838**
Freddie.king@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 14/03/2022
Created By: Green and Partners

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