

Southend - 37 Marine Parade - Shop To Let

- **Prominent corner unit, fronting Southend Marina**
- **Surrounded by amusement arcades, food operators, and hotels**
- **Wimpy a few doors away**
- **Suitable for retail and leisure uses, STPP**

Location

Located in a busy sea-side parade, directly fronting sea. A mixture of amusement arcades, F&B operators and hotels in the immediate area. Wimpy are a few doors away.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	16 ft 3 inches	4.95 m
Ground Floor NIA	925 sq ft	85.9 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 12th March 2025, at a current passing rent of £26,500 pa. Lease includes 2 residential flats above, 1 let on an AST at circa £7,320 pa, and 1 vacant.

Planning

The property has planning for Sui Generis uses and could suit A1, A2, A3, and D2 uses, subject to planning permission.

Terms

The property is available via an assignment of the existing lease, with a rent free period available – subject to status. Alternatively a new sub-lease is available on the ground floor only until March 2025 at £14,000 pa.



Business Rates

The current Rateable Value for the property is believed to be £14,250.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/9cL3vh7VpGg6J8hW9>

Link to Map / Location

<https://goo.gl/maps/bVhX8H1gYWAjMaxP7>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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