

SOUTHEND ON SEA

Land off Railway Terrace, Prittlewell, Southend on Sea, Essex, SS2 5EQ

STORAGE COMPOUND/YARD - TO LET

Approx 0.26 acres—Road frontage to East Street

- ⇒ Central location, walking distance of town centre
- ⇒ Southend Prittlewell train station is opposite
- ⇒ Prominent road frontage
- ⇒ Rent only £25,000 per annum exclusive



DESCRIPTION AND LOCATION:

Storage compound/yard on the corner of East Street and Railway Terrace in central Southend close to Southend town centre yet away from the hustle and bustle.

Prittlewell railway station is opposite providing a frequent rail service to London Liverpool Street.

The site is clear and shares a private road access owned by our client. Our client will install new gates as shown on the right hand map marked in blue.

SITE

Site Area:	0.26 acres
East Street Road frontage (approx.)	21.46 mts
Railway Terrace return	59 mts

Areas taken from Promap and so are approximate, interested parties should verify for themselves.

TERMS

New full repairing and insuring lease for a term to be agreed.

RENT

£25,000 per annum exclusive, plus VAT if applicable.

BUSINESS RATES

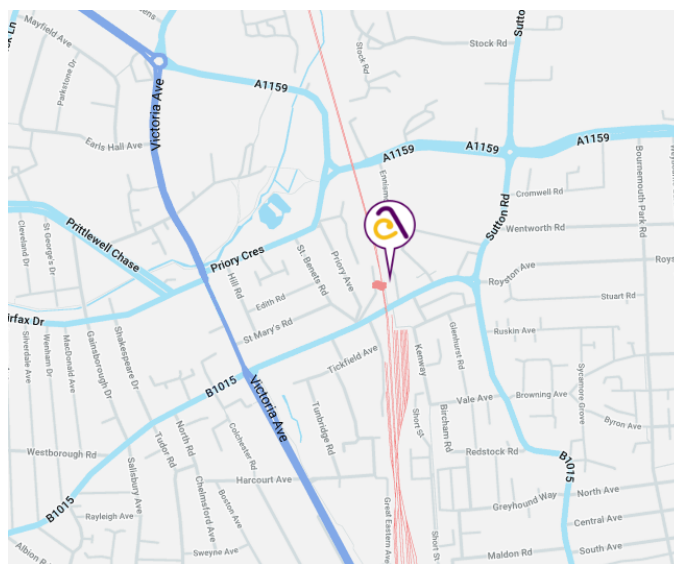
Interested parties are advised to contact Southend Council for further information.

LEGAL COSTS

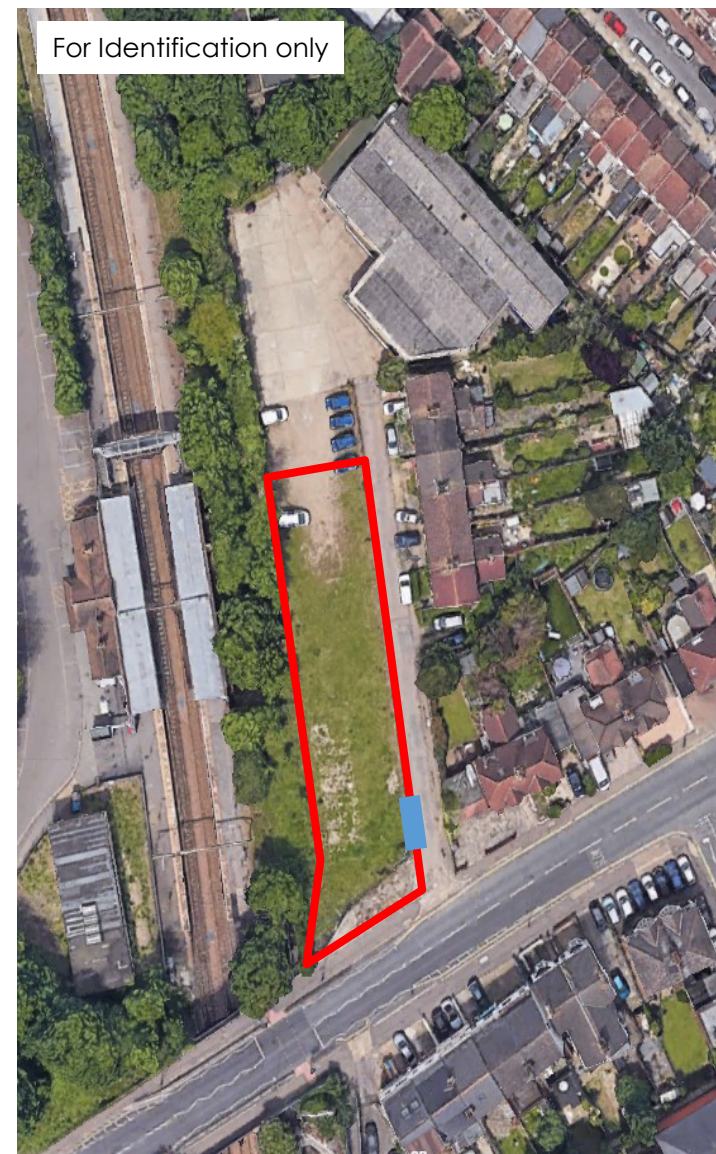
Ingoing tenant is to be responsible for the landlord's reasonable legal costs.

VIEWING

The site can be seen externally but for full access contact the Vendors sole appointed agents, Ayers & Cruiks.



For Identification only



Ayers & Cruiks

01702 343060

www.ayerscruiks.co.uk



Misrepresentation Act 1967

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