

Prime Shop Unit To Let Southend-on-Sea

Unit 10

The Royals Shopping Centre



Location

The Royals Shopping Centre is the principal shopping centre serving Southend-on-Sea and anchors the southern section of the pedestrianised High Street.

The Centre comprises a covered shopping centre which extends to 284,959 sq ft with an adjoining 450 space multi-storey car park.

The Centre is anchored by **Debenhams, Primark, TK Maxx** and **Boots**, with other occupiers including **H&M, Hotter Shoes, Toni & Guy, Pandora** and **BB's Coffee & Muffins**.

Accommodation

The accommodation is arranged over ground floor with ancillary first floor and provides the following net internal areas and dimensions: -

Gross Frontage	7.5 m	(24' 7")
Built Depth	36.3 m	(119' 3")
Ground Floor Sales	250.0 sq m	(2,691 sq ft)
First Floor Store	84.5 sq m	(911 sq ft)

Lease

A new effectively full repairing and insuring lease is available for a term of years to be agreed, subject to five yearly upward only rent reviews.

Service Charge

As a guide, the service charge for the year 2020 is estimated at £35,724 per annum, plus insurance of approximately £344 per annum (excluding VAT).

Rent

£65,000 per annum exclusive of rates, service charge, VAT and any other outgoings.

Rates

We are electronically informed that the rates are as follows:

Rateable Value	£44,250
Rates in the £ (2020/2021)	£0.512

Interested parties are advised to make their own enquiries to verify this information.

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing and Further Information

Strictly by prior appointment through the sole agents: -

Nick Cook

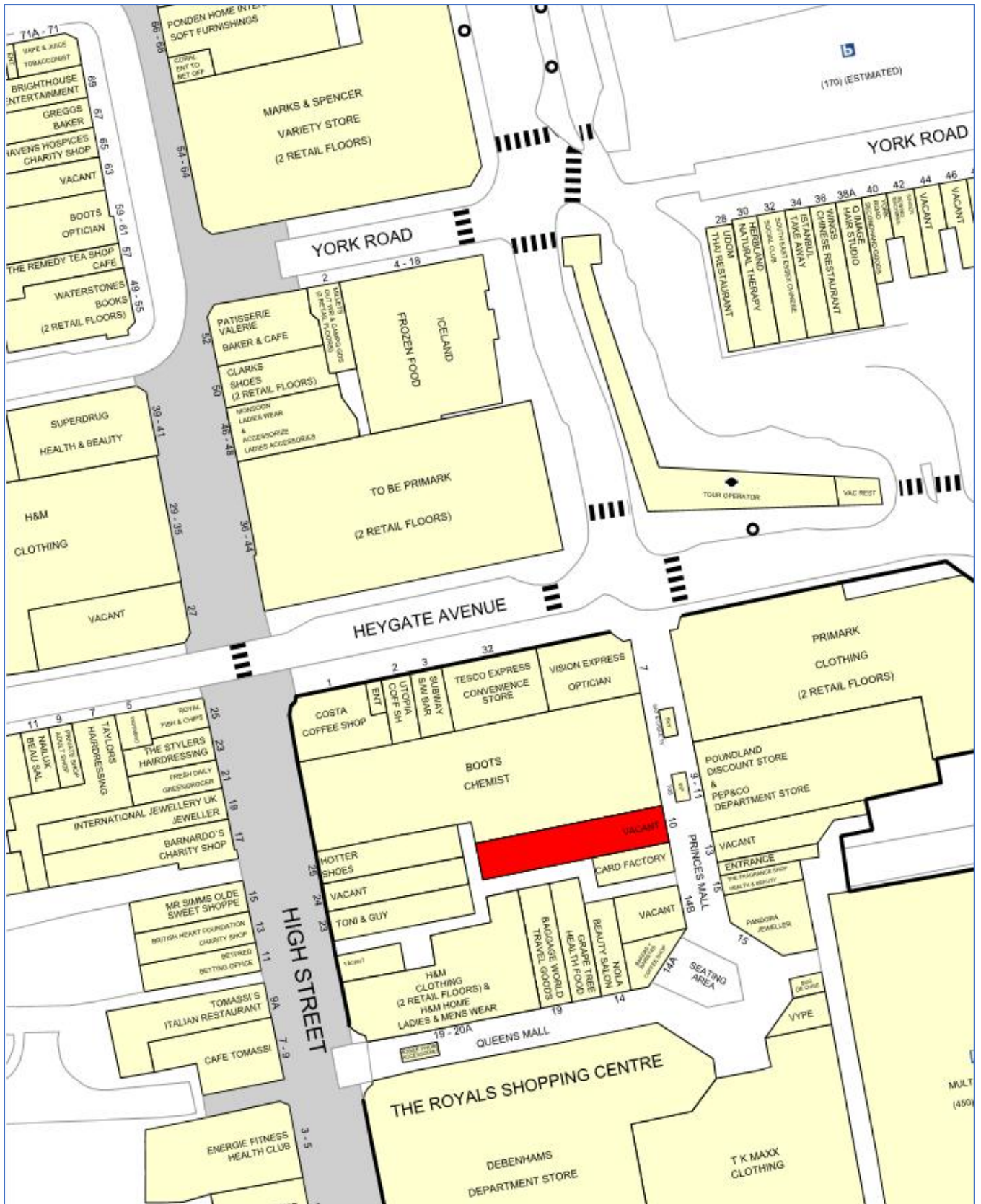
Douglas Stevens & Company

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Subject to Contract

Unit 13 The Royals, Southend on Sea



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