

TO LET
In-Store Retail Unit

Waitrose, Fossetts Way, Eastern Avenue
Southend-on-Sea SS2 4DQ



CONTACT

Russell Smith
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79.60 sq m (856 sq ft) in-store unit

Within Waitrose Food & Home store

Immediately available

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Location

The unit is situated within the Waitrose Food & Home store which is prominently located on Fossetts Way, off Eastern Avenue (A1159), 1.4 miles to the north east of Southend city centre. The Waitrose store is situated within a retail park which contains national occupiers such as **B&Q, Majestic Wine, Maplin & Wren Kitchens**.

Waitrose Food & Home comprises approximately 89,700 sq ft with the benefit of a large car park and petrol filling station.

Description

The in-store unit is situated at the front of the store, adjacent to the main entrance and accessed both internally and externally from the car park.

The unit is offered stripped of internal fixtures and fittings, with a security shutter at both the external and Waitrose entrances.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Total	79.60	856

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Tenure

The unit is available to let by way of a new effective full repairing and insuring lease for a term to be agreed, to be outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

Terms

The commencing rent is available on application.

Planning

A1 retail. Other uses will be considered subject to planning.

Rating

The unit is not separately assessed for rates. The ingoing tenant will be responsible for rates if the unit becomes separately rated. Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating has been commissioned.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Viewings to be arranged through the sole agent.

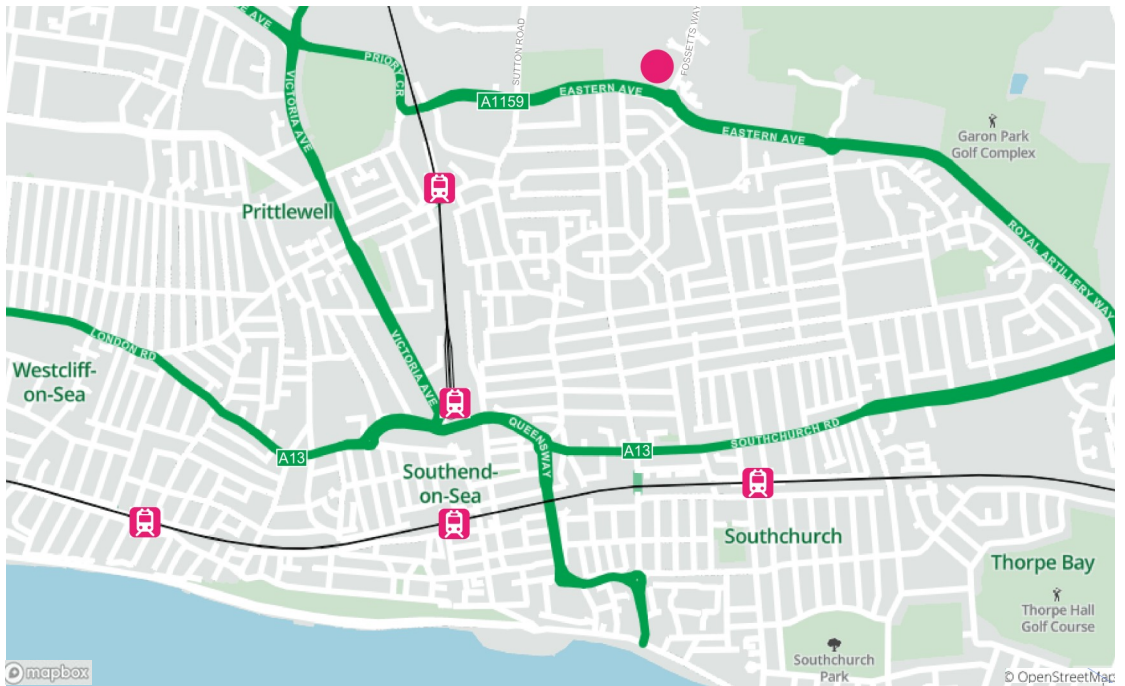


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