



## To Let/May Sell

691 Prince Avenue, Southend on Sea, Essex, SS0 0JA

- Full dealership facility with extensive showroom accommodation
- Highly prominent corner frontage to A127
- Passing traffic of over 50,000 AADF
- Suitable for alternative uses, subject to planning
- 2,289.41 sq m (24,643 sqft) on 0.720 ha (1.78 acres)

## Location

The property sits in a very prominent position fronting the A127 Southend Arterial Road at the junction of the A1015 Rayleigh Road, approximately 1.5 miles north-west of Southend-on-Sea Town Centre. The A127 comprises a 3 lane carriageway at this point carrying over 50,000 vehicles per day and is the main route leading west towards Basildon, Rayleigh and, ultimately, the M25 Junction 29, which is 17 miles West.

The Southend-on-Sea District has a population of over 180,000 and includes the towns of Rochford, Hadleigh, Benfleet and Rayleigh.

The surrounding area is predominantly residential but with a number of commercial occupiers fronting this stretch of the A127 including Southend BMW/Mini, Toyota, Audi and Big Yellow. A large Tesco superstore sits less than a mile to the east with Southend Airport to the north.

## Description

The property comprises a very prominent, full dealership facility encompassing three showroom areas having previously represented multiple franchises.

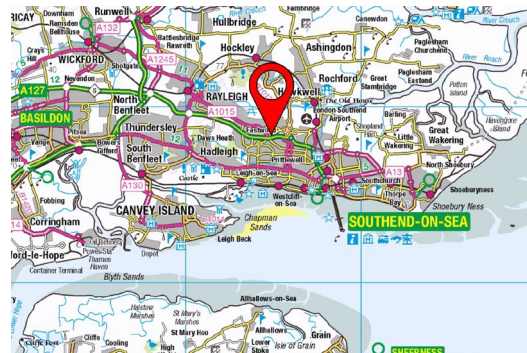
The showroom areas has space for over 20 vehicles to be displayed and is fitted to a good standard with tiled flooring, suspended ceilings with recessed lighting and extensive showroom glazing. Ancillary office and WC's lie at the rear and at first floor level.

The workshop sits on the northern side of the property with 12 workbays, access via 4 separate roller shutter doors with lighting by florescent strip lighting and heating by ceiling suspended strip heaters. A separate valeting bay has been constructed close to the eastern boundary.

The extensive vehicle display areas sit on the northern portion of the site, are laid to tarmac and secured by low level security hoops with access via Snakes Lane to the north.

## Energy Performance

Energy Performance Asset Rating: B.



## Terms and Tenure

Available on a new lease for a term to be agreed at £350,000 per annum.

## Rating

The property is currently assessed as a Vehicle Repair Workshop and Premises. We are advised that the Rateable Value for the property is £360,000.

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 43p for a qualifying retail use (for RVs upto £500K) or 48p for all other uses (for RVs up to £500K).

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## VAT

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

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Accommodation

The property comprises the following approximate floor areas:-

|                       | Sq m            | Sq ft         |
|-----------------------|-----------------|---------------|
| Front Showroom        | 799.68          | 8,608         |
| Rear Showroom         | 384.25          | 4,136         |
| Offices/Ancillary     | 173.37          | 1,866         |
| Parts Workshop/Stores | 176.19          | 1,897         |
| Workshop              | 563.71          | 6,068         |
| Valet Bay             | 45.94           | 495           |
| FF Offices/Ancillary  | 105.01          | 1,130         |
| FF Parts              | 41.25           | 444           |
| <b>Total</b>          | <b>2,289.41</b> | <b>24,643</b> |

|           | Hectare | Acre |
|-----------|---------|------|
| Site Area | 0.720   | 1.78 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

## Viewing

Strictly via the joint letting agents, Rapleys LLP or David Menzies



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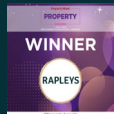
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