

# TO LET

Prime Retail Premises

152 High Street  
Southend-on-Sea  
SS1 1JX



## LOCATION

Southend is one of the main retailing centres in the county of Essex and a popular seaside resort, attracting over 6.4m visitors a year.

The town benefits from a large and loyal primary catchment of approximately 336,000. Southend also benefits from numerous educational facilities, particularly the University of Essex, whose Southend Campus is within the town centre and caters for over 1,000 students.

The property occupies a 100% prime retail pitch at the northern end of High Street, in close proximity to Victoria Shopping Centre. Adjacent occupiers include **Vodafone**, **Costa**, **Holland & Barrett**, **Virgin Media** and **McDonald's**.

## DESCRIPTION

The subjects form part of an attractive parade of retail units are arranged over basement, ground first and second floors and extend to the following approximate areas:

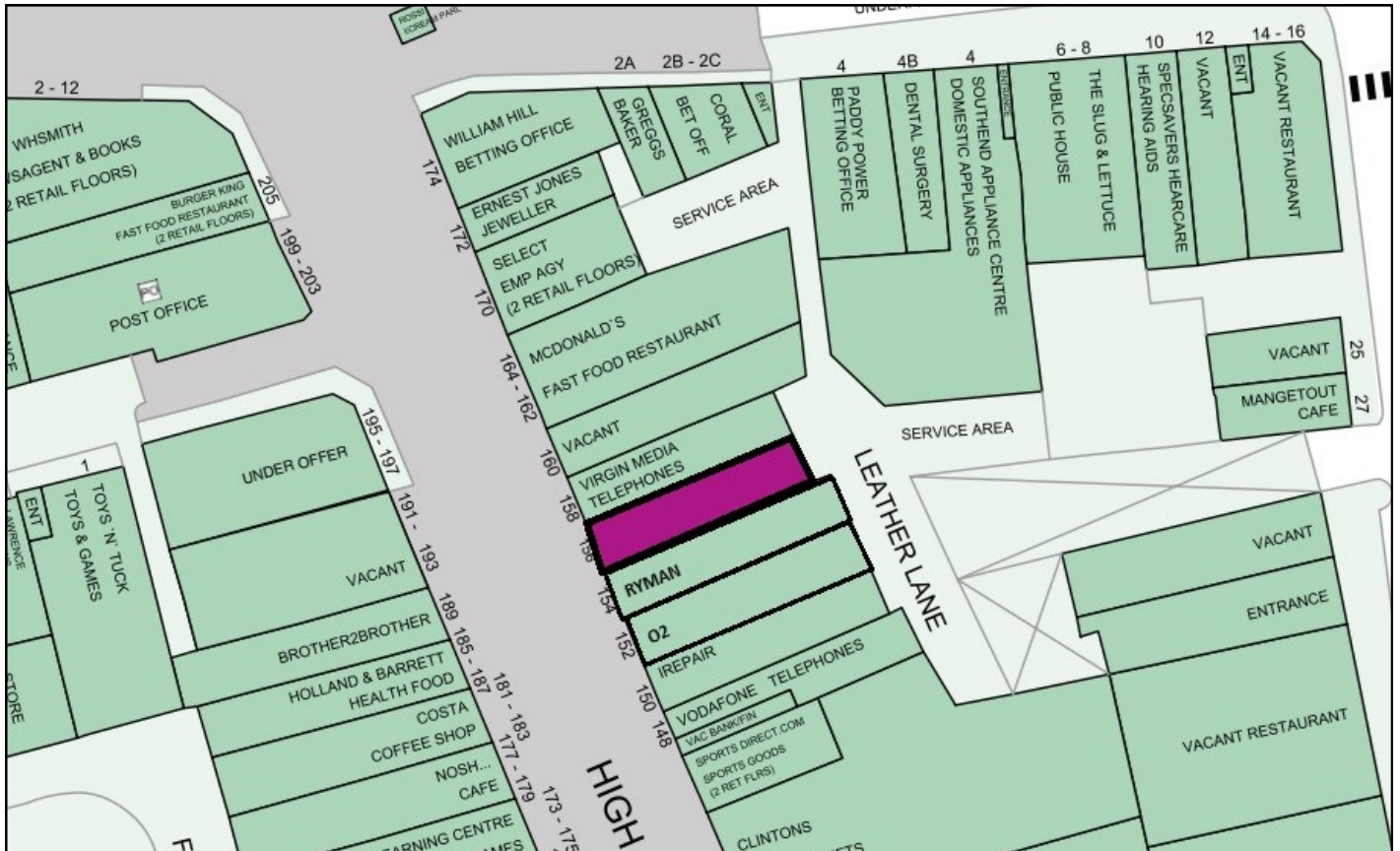
Ground:	125.28 sq m	1,349 sq ft
Basement:	59.39 sq m	639 sq ft
First:	40.87 sq m	440 sq ft
Second:	50.00 sq m	538 sq ft
<b>Total:</b>	<b>275.54 sq m</b>	<b>2,966 sq ft</b>

## TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

07917 834 912  
www.ewanmackay.com

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### RENTAL

£42,500 per annum exclusive.

### RATEABLE VALUE

According to the Assessors website, the rating assessment for 2026/2027 is £38,250.

### ENERGY PERFORMANCE CERTIFICATE

Available upon application.

### LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

### VAT

All prices are quoted exclusive of VAT.

### VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

Ewan Mackay

T: 07917 834 912

E: [ewan@ewanmackay.com](mailto:ewan@ewanmackay.com)

#### IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. April 2026