



RARELY AVAILABLE OPPORTUNITY PART OF LANDMARK HARVESTER PH. APPROX. 1620 SQ FT (150 SQ M)

Rent: £32,500 Per Annum

The Shorehouse
Ness Road
Shoeburyness
Southend-On-Sea
Essex
SS3 9HQ

- Former Playbarn suitable for a variety of uses (STP)
- Accessed via PH or independently
- Vacant & open plan
- Parking shared with PH
- Signage subject to the usual consents

THE SHOREHOUSE, NESS ROAD,
SHOEBURYNESSE, SOUTHEND-ON-SEA,
ESSEX, SS3 9HQ

Location

Ideally located in the popular Southend-on-Sea area, Ness Road is close to a range of local amenities, shops, restaurants and leisure facilities. The property also benefits from convenient transport links, with Southend town centre, local railway stations and the seafront all within easy reach. Excellent road connections provide access to surrounding areas.

The Property

A unique opportunity of acquiring commercial space forming part of a landmark Harvester PH (The Shorehouse).

Formerly a playbarn, the area is vacant providing open plan space accessed via the PH or possibly independently. Subject to use and footfall, the PH toilets can be shared or alternative arrangements considered. There is air-conditioning and fluorescent lighting.

Exterior signage is subject to the usual consents.

Externally is a large car park, shared with the PH.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	1,621	150.59
TOTAL	1,621	150.59

Terms

To be let on a new effective full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures

£32,500 per annum exclusive.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

In the process of being prepared.

Planning

Formerly a playbarn, the space is considered suitable for a variety of uses so long as they compliment the PH and subject to the usual consents.

Business Rates

Further information on request.

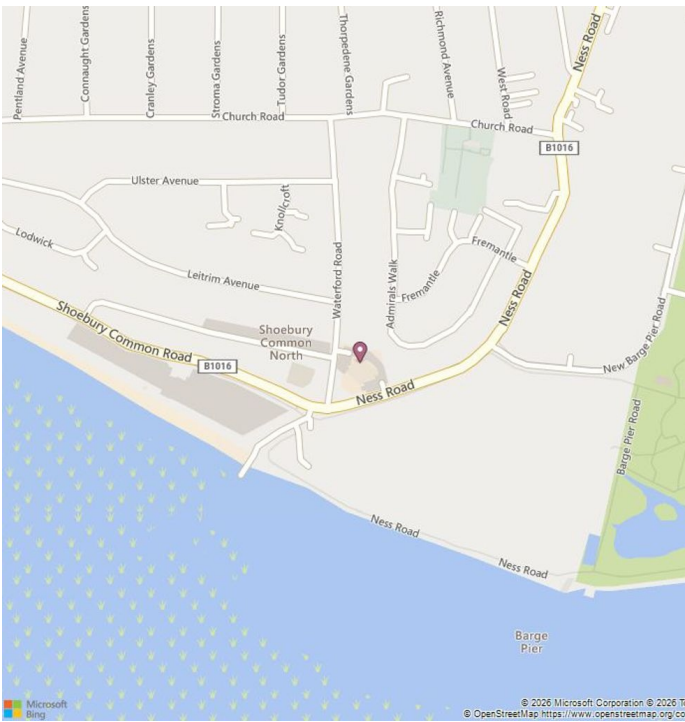
Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



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Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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