

66-68 High Street,
Southend-on-Sea,
SS1 1JF

Development Opportunity

Freehold Interest

19,465 Sq Ft

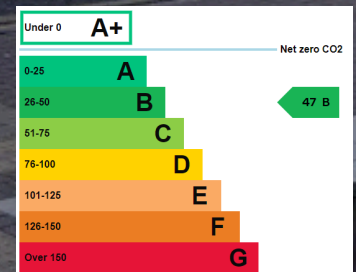
Asking £1,945,000

Prominent High Street
Location

Brecker
Grossmith



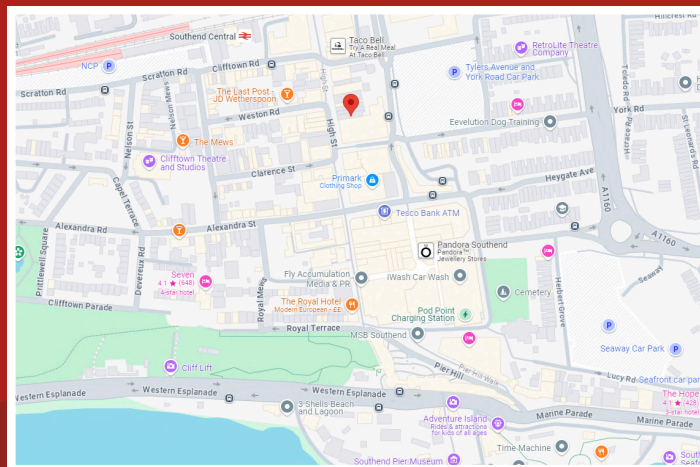
breckergrossmith.co.uk
020 7486 3531



PROPERTY SUMMARY:

A large, mid-terraced commercial building in the busy town center, 66-68 High Street, Southend-on-Sea, features a spacious ground-floor retail unit with basement storage, a betting shop in the basement, a first-floor café or retail area, and additional storage on the second floor. Its prime location is surrounded by major retailers like Marks & Spencer and McDonald's, with rear service access via Chichester Road, making it a valuable asset in Southend's bustling shopping district.





CONNECTIVITY:

66-68 High Street, Southend-on-Sea benefits from excellent transport links, with nearby access to the A13 and M25, Southend Central (c2c), and Southend Victoria (Greater Anglia) stations.



POSITION:

Southend-on-Sea is a popular seaside city, and one of the major commercial centres in Essex, England. The city is located 42 miles east of Central London and is home to the longest pleasure pier in the world, Southend Pier. 66-68 High Street benefits from a prominent position in the semi-pedestrianised area.

LOCATION



LOCAL AMENITIES:

The property benefits from proximity to a variety of national and independent retailers and boutiques along the High Street and within The Royals Shopping Centre, including Clarks, Primark, H&M, Greggs, Boots & Superdrug. There are also a diverse mix of bars, restaurants & cafes, and the property is just a short walk from Southend Seaside.

ACCOMMODATION & TENANTS:

Marks & Spencer PLC – 45 years at £34,000 pa from 01/03/1982.

First (Sales) : 4,661 sq ft

Second (Ancillary) : 4,675 sq ft

Total NIA: 9,336 sq ft

Wendy's – 15 years w/ break at year 10, at £80,000 pa.

Ground (Sales) : 4,110 sq ft

LGround(Ancillary) : 1975 sq ft

Total NIA : 6,085 sq ft

Coral Estates Ltd - Exiting 27/09/2024. Unit is available to let, marketed at £24,000 pa.

Lower Ground (Sales) : 1649 sq ft

Ground (Entrance) : 173 sq ft

Total NIA : 1,882 sq ft

TENURE:

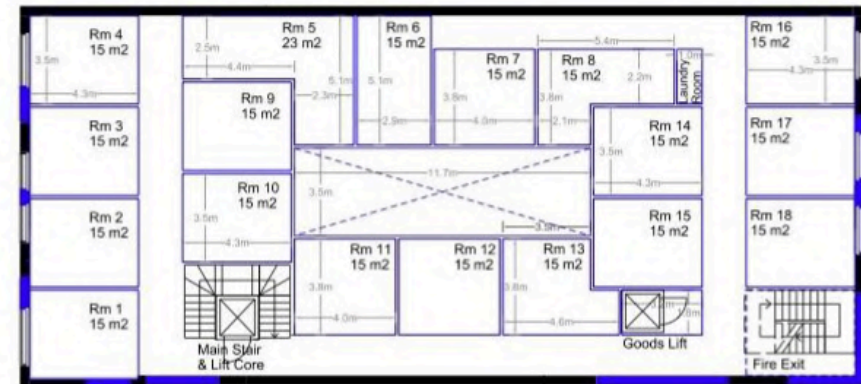
The Freehold Interest of the premises is being offered, with various leasehold agreements in place with the occupying tenants.

DESCRIPTION



DEVELOPMENT POTENTIAL:

The property comprises a large four storey building totalling 19,465 gross sq. ft (1,808 sq. m). Floor plans and CAD available. The property is arranged to provide well configured retail sales accommodation at basement, ground, first and second floors. CGI images showing the substantial development possible, subject to planning and vacant possession, have been created and can be found on the page overleaf. The landlord has reserved access rights to the upper parts from the High Street. Please contact us in order to learn more about the development potential of this premises.



66-68 HIGH STREET
SOUTHEND-ON-SEA

PROPOSED FIRST FLOOR
(Option 1 rev F)

TRANSACTION SUMMARY DETAILS

PRICE: £1,945,000

VAT: VAT is Chargeable.

BUSINESS
RATES /
COUNCIL TAX: Interested Parties are to make their own enquiries with Local Authorities.

LEGAL COSTS: Each party will be responsible for their own legal and professional costs / fees incurred.

ANTI-MONEY
LAUNDERING: Under UK money laundering regulations, we are required to undertake due diligence checks. The purchaser will be required to provide relevant information to satisfy these requirements.



CONTACT US FOR MORE INFORMATION:

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