

TO LET

PROMINENT RETAIL PREMISES GROUND FLOOR & BASEMENT

**8/14 QUEENS ROAD, SOUTHEND-ON-SEA
ESSEX SS1 1LU**



CLOSE PROXIMITY TO HIGH STREET LOCATION

The premises are conveniently located yards from the High Street and close to Farringdon Road multi-storey car park with approximately 550 parking spaces. Southend Victoria mainline station offers regular direct links to London Liverpool Street, with benefits from easy access to all main bus routes.

Nearby retailers include Boots, McDonalds, New Look and Sainsbury's.

SUBSIDIARIES

Panther Investment Properties Limited | Panther (VAT) Properties Limited (VAT: 744 3237 40) | Panther Trading Limited | Panther (Dover) Limited | Panther Shop Investments (Midlands) Limited | Panther (Bromley) Limited (VAT: 788 0971 72) | Snowbest Limited (VAT: 577 4038 18) | Surrey Motors Limited | Westmead Building Company Limited | Multitrust Property Investments Limited | Northstar Property Investment Limited (VAT: 744 3239 36) | Northstar Land Limited | Eurocity Properties PLC (VAT: 788 1314 06) | Eurocity Properties (Central) Limited (VAT: 788 1314 06) | Panther AL Limited | Panther AL (VAT) Limited (971 2237 26) | CJV Properties Limited (VAT: 788 1314 06) | Melodybright Limited | TRS Developments Limited | TRS Developments (Stockton) Limited | TRS Developments (Cheadle) Limited | MRG Systems Limited

DESCRIPTION

Ground floor retail unit with extensive frontage to Queens Road, with basement store.

ACCOMMODATION	Ground Floor Sales:	4,465 sq ft
	Basement Store:	1,152 sq ft
	Total:	5,617 sq ft

NB: All measurements shown are believed to be accurate but must be regarded as approximate only. No appliances or services tested.

AMENITIES	Ancillary managers' offices Staff quarters WC facilities Rear access for refuse
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RENT	£80,000 per annum exclusive
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LEASE TERMS	Full Repairing & Insuring terms and subject to five yearly upward only rent reviews.
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VAT	VAT is not applicable on rent and other outgoings
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RATEABLE VALUE	<u>1st April 2011 – 31st March 2012</u> Rateable value: £73,500 Rates payable: £31,825.50 (based on 2011/2012 standard business multiplier of 0.433) (all subject to confirmation with Local Authority)
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LEGAL COSTS	The ingoing tenants will be required to provide an undertaking to pay the landlord's abortive legal costs in the event they withdraw from the transaction once solicitors have been instructed.
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Each party will be responsible for their own costs on completion.

VIEWING	By appointment through Panther Securities PLC Contact: John Doyle / John Perloff Telephone: 01707 667 300
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SUBJECT TO CONTRACT