

On behalf of ICELAND FOODS LTD
Southend - 4-18 York Road, SS1 2BH
LARGE FIRST FLOOR PREMISES TO LET

Mason
Partners



Location

The property occupies a busy good secondary position situated above Iceland whilst being opposite M&S and close to a large surface car park.

Accommodation

The premises sit above Iceland benefitting from a good size entrance lobby with a lift and stairs to the first floor: -

Ground Floor Sales	730 sq. ft.
First Floor Sales	5,384 sq. ft.
First Floor Ancillary	3,272 sq. ft.

Sub Lease

The premises are available by way of an effective FRI sub lease subject to expire in June 2027 outside the Act.

Rent

Quoting Rent £45,000 per annum exclusive.

Rates

The property has a rateable value of £28,250.

Interested parties must verify these figures with the Local Rating Authority.

Legal Costs

Each party is to bear their own legal and other costs in respect of this transaction.

Contact

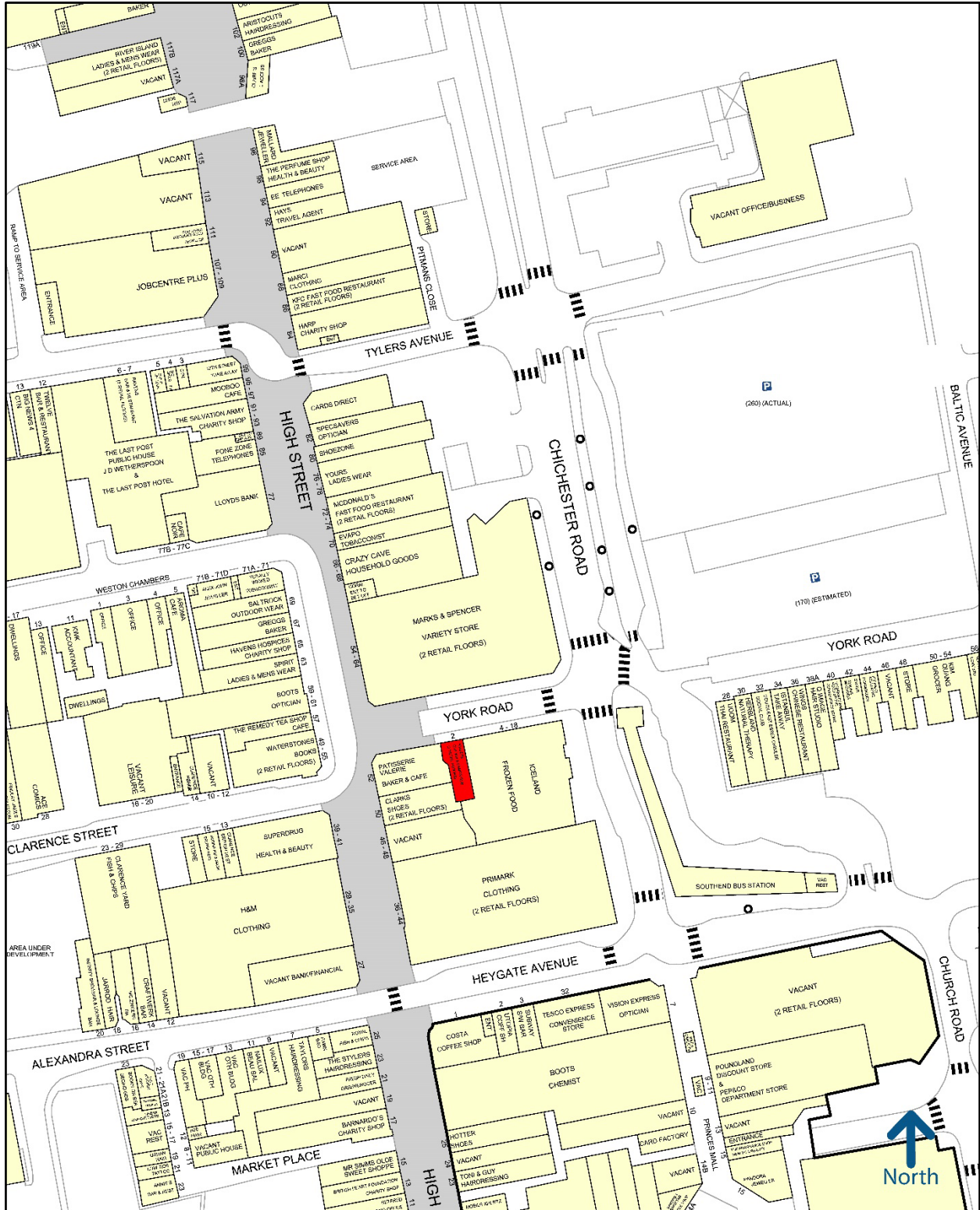
All viewings strictly via Mason Partners LLP

Contact: Mike Smith
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SUBJECT TO CONTRACT

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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