

18 High Street,
Shoeburyness,
Southend-on-Sea, Essex,
SS3 9AH



TO LET, SHOEBURYNESS, SOUTHEND-ON-SEA ESSEX,
FORMER TEA ROOMS & PREMISES

**DEDMAN
GRAY**
Property Consultants

18 High Street, Shoeburyness, Southend-on-Sea, Essex, SS3 9AH

Property: All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis. Main area 300 sq.ft. with WC. Kitchen & washing up area 140 sq.ft. Access to rear store 45 sq.ft.

- Available Immediately STS
- Suit Various Uses
- Approx. 400 Sq.Ft. Overall
- Rent Only £750 Per Month
- New Lease Available
- No Business Rates



Tenure:

The landlord is willing to grant a new lease, for a number of years to be agreed, at a rent of £750 per month.

Business Rates:

The April 2026 rating valuation shows an adopted value of £7,100. Being below the threshold, qualifying occupants will be able to claim 100% Small Business Rates relief.

Energy Performance Certificate:

A copy of the EPC, which has a 'B' rating, is available on request.

Legal Fees:

The incoming tenant will be responsible for the landlord's legal fees.

Viewing:

All arrangements to view are via the landlord's Agents, Dedman Gray Property Consultants, on 01702 311 111.