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SOUTHEND-ON-SEA

Units 18 & 19, The Royals Shopping Centre

Location

The Royals Shopping Centre is situated at the southern end of the pedestrianised High Street providing approximately 280,000 sq ft of retail accommodation anchored by **Debenhams, Boots, TK Maxx, Primark** and a new 12,000 sq ft **H&M** which opened in April 2009. The Centre also benefits from a 450 space multi storey car park.

Accommodation

The premises are arranged over ground floor only to provide the following approximate area:

Unit 18 Ground Floor	1,414 sq ft
Unit 19 Ground Floor	1,475 sq ft

NB: The premises can be potentially combined to provide a total ground floor of approximately 2,900 sq ft. Further details on request.

Lease Terms

The units are available by way of effectively full repairing and insuring leases for a term of 10 years.

Rent

Unit 18	£37,500 per annum
Unit 19	£37,500 per annum
Quoting rent for whole	£69,000 per annum

Service Charge

A service charge is payable, further information available on request.

Business Rates

Following a verbal enquiry of the Local Rating Authority we understand the premises are assessed for rates as follows:



Photo of new H & M store, Units 18 & 19 are immediately adjacent

	Rateable Value	Rates Payable
Unit 18	£32,500	£15,762
Unit 19	£33,000	£16,005

Interested parties are advised to verify these figures with the Local Authority themselves to confirm accuracy and whether any transitional relief exists.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transactions.

Viewing

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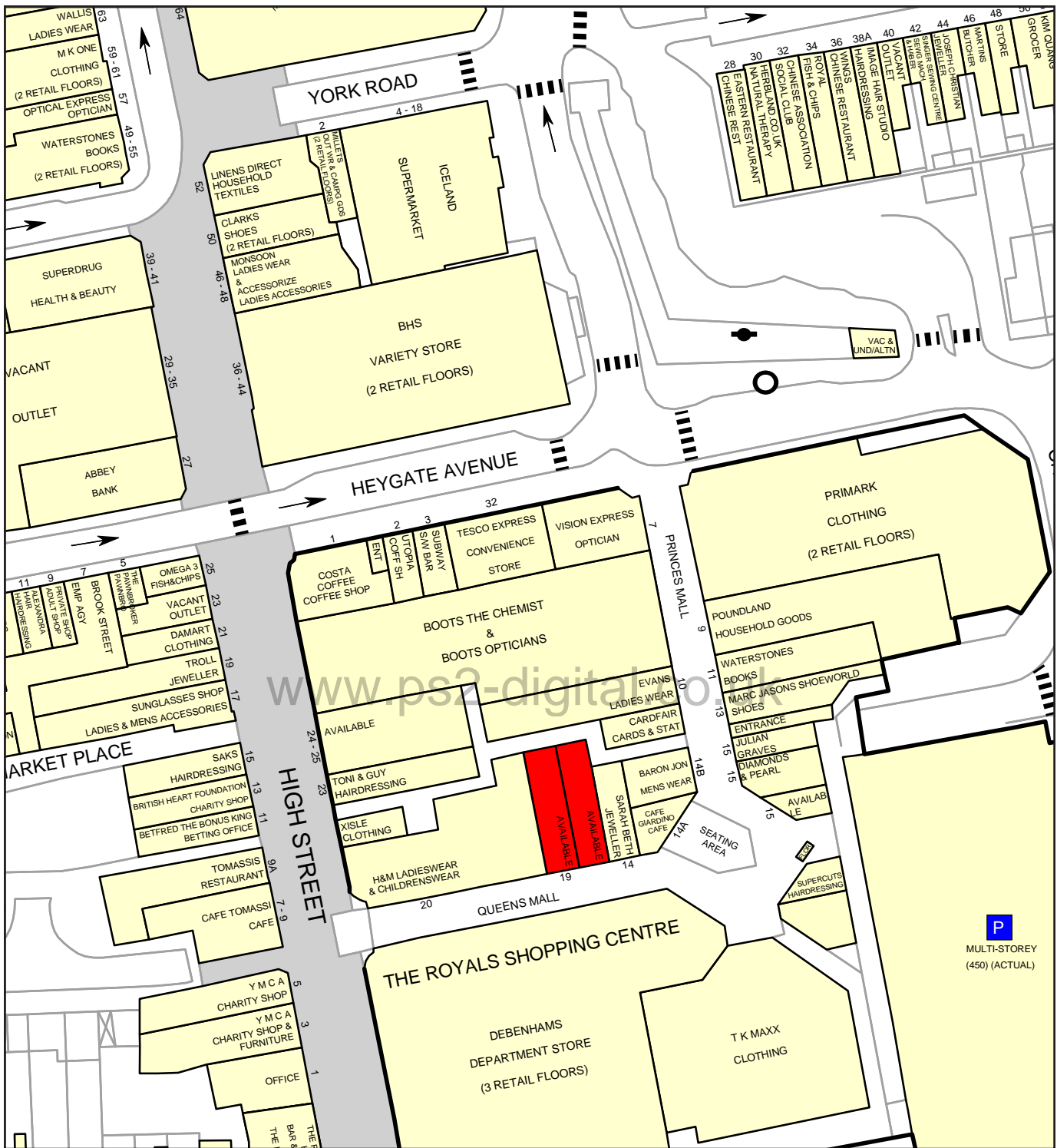
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Details and photo dated May 2009