

# 21 High Street Southend on Sea, Essex SS1 1JE

lot 47

**Freehold Retail Property**

- Popular Town Centre Location
- Prominently situated on the Pedestrianised High Street
- Directly Opposite The Royals Shopping Centre
- Nearby occupiers include H & M, BHS, Boots, Monsoon, Superdrug and Santander
- Six Week Completion

Vacant Possession



On behalf of  
Joint Fixed  
Charge  
Receivers



**Location**

Miles: 20 miles south-east of Chelmsford  
41 miles east of Central London  
Roads: A160, A13, A127  
Rail: Southend Central Rail  
Air: London Southend Airport

**Situation**

The property is situated in a prominent location on the western side of the pedestrianised High Street within Southend on Sea town centre. The Royals Shopping Centre is situated directly opposite the property and houses retailers such as Debenhams, Boots, Tesco, Costa Coffee and Primark. Other nearby occupiers include H & M, BHS, Monsoon, Superdrug and Santander.

**Description:**

The property comprises retail accommodation on ground and first floors with storage/staff accommodation on second floor and additional basement storage accommodation.

**Tenure**  
Freehold.

**VAT**  
VAT is applicable to this lot.

NB. The two adjacent properties, 23 High Street and 25 High Street are being offered as Lot 28 and Lot 37 in this catalogue.

**Note**

The property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

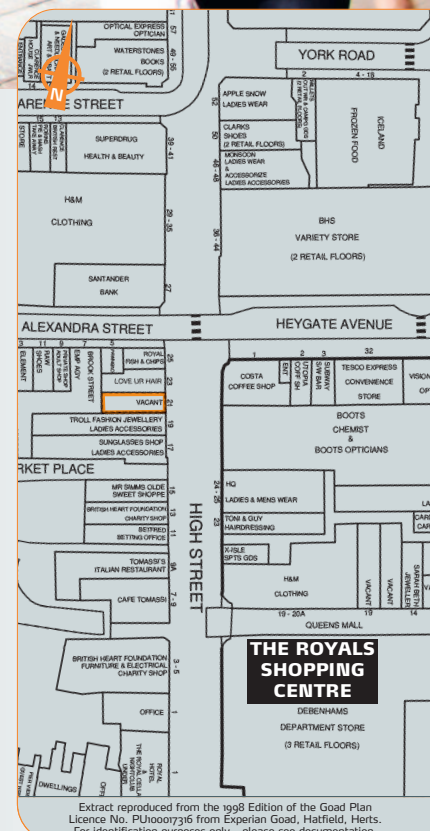
**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail	83.00 sq m	(893 sq ft)	<b>VACANT POSSESSION</b>
Basement	Storage	78.20 sq m	(842 sq ft)	
First	Retail	65.00 sq m	(700 sq ft)	
Second	Staff/Storage	43.90 sq m	(473 sq ft)	
<b>Totals</b>		<b>270.10 sq m</b>	<b>(2,908 sq ft)</b>	

**For further details please contact:**

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