



SOUTHEND - THE ROYALS SHOPPING CENTRE



LOCATION

Southend was granted city status in 2022 and is one of Essex's principal commercial centres located 45 miles east of London.

Southend Airport is the UK's fastest growing airport serving 2 million passengers in 2019.

6.4 million tourists visit Southend each year and the University of Essex and South Essex College are home to 13,179 and 11,000 students, respectively.

The Royals Shopping Centre is the principal shopping centre serving Southend-on-Sea and anchors the southern section of the pedestrianised High Street. It is unique having unobstructed views onto Southend Pier.

The Centre comprises a covered shopping centre which extends to 284,959 sq ft with an adjoining 450 space multi-storey car park.

The Centre is anchored by TK Maxx and Boots, with other occupiers including H&M, Hotter Shoes, Toni & Guy, Pandora and BB's Coffee & Muffins.



UNIT AVAILABILITY

Unit 10

Ground Floor:	239 sq m	2,579 sq ft
1st Floor Store:	83.89 sq m	930 sq ft

Unit 14B

Ground Floor:	71.09 sq m	765 sq ft
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Unit 19-22

Ground Floor:	546.46 sq m	5,882 sq ft
FF Sales:	560.67 sq m	6,035 sq ft
FF Anc:	94.85 sq m	1,021 sq ft

Unit 24

Ground Floor:	139.91 sq m	1,506 sq ft
FF Store:	76.74 sq m	826 sq ft

LEASE

The units are available on a new fully repairing and insuring lease for a term to be agreed, contracted outside the Landlord & Tenant Act.

RENT

Unit 10	On application
Unit 14B	On application
Unit 19-22	On application
Unit 24	On application



SERVICE CHARGE (2023)

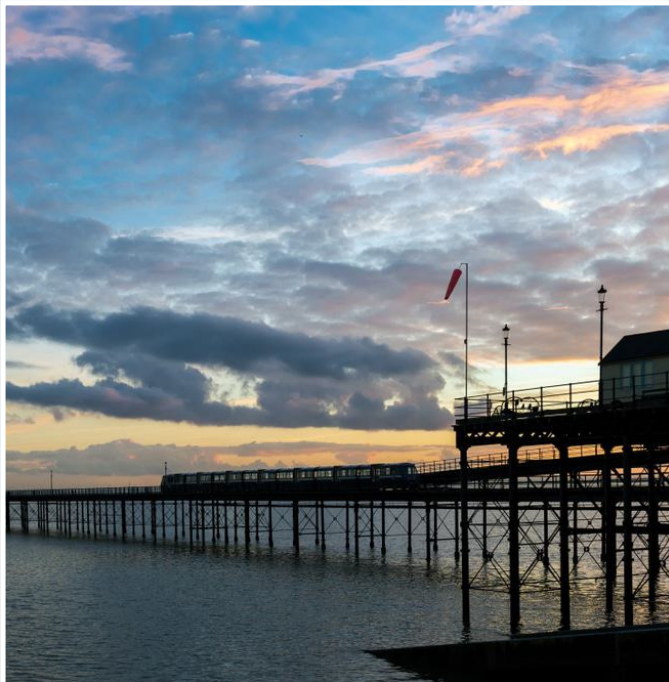
Unit 10	£23,917
Unit 14B	£5,093
Unit 19-22	£60,029
Unit 24	£15,918

RATABLE VALUE

Unit 10	£35,520
Unit 14B	£21,000
Unit 19-22	£142,000
Unit 24	£26,750

EPC

EPC certificates are available upon request.



VIEWING

For further information, contact:

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