

# A3 RESTAURANT USE TO LET APPROX 1,210 Sq Ft (112.41 Sq M)



**57 Queens Road  
Southend On Sea  
Essex  
SS1 1LT**

**Location:**

Situated on the corner of Queens Road and Gordon Road, just south of the A13 London Road in a mainly residential area, opposite Southend University Campus, and within walking distance of Southend University and Southend High Street. With good links to bus routes and Southend Victoria Train Station.

**Description:**

The premises benefits from an A3 restaurant license and has recently been fitted with tiled flooring, tiled kitchen area, customer and disabled toilets, extraction fan system, customer and disabled toilets and a gas supply to the property. Externally the property is fitted with roller shutters.

**Accommodation:**

The premises have been measured on a net internal basis.

Sales Area: 1,210 Sq Ft      112.41 Sq M

Toilet

Total Area: 1,210 Sq Ft      (112.41 Sq M)

**Terms:**

Available on a new full repairing and insuring lease for a term to be agreed. Lease to be outside of the Landlord & Tenant Act 1954.

**Rent:**

£25,000 Per Annum, exclusive.

**Business Rates:**

Interested parties are advised to make their own enquiries to Southend Borough Council or via [www.voa.gov.uk](http://www.voa.gov.uk).

Rateable Value from April 2017      £7,600

**Viewing:**

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

**Legal Costs:**

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

**Planning:**

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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