

TO LET
A3/A4 BAR/RESTAURANT SPACE
APPROX 1,065 SQ FT - 3,013 SQ FT



Cafe & Bar Area, 13-17 Alexandra Street
Southend-On-Sea, Essex, SS1 1BX

LOCATION

Southend on Sea is one of the principle commercial and leisure centres in Essex with a population of 162,000 and a catchment of 300,000. The town is located approx.. 35 miles east of London and 20 miles south of Chelmsford.

The nearby A127 dual carriageway provides a direct link with J29 of the M25 orbital motorway. Southend benefits from two mainline train stations providing direct connections with London Liverpool Street and London Fenchurch Street with a journey time of less than an hour.

DESCRIPTION

We are delighted to offer this town centre A3/A4 Bar/ Restaurant opportunity situated in the ground floor of a former nightclub. The space can be taken as one or split in two, accessed via Alexandra Street or Market Place. Floorplans are available upon request. Viewing comes highly recommended. Interested parties are advised to contact Dedman Gray on 01702 311111.

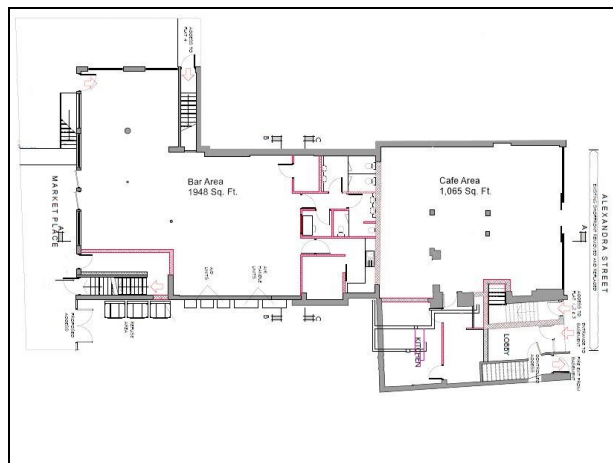
CAFÉ (ALEXANDRA STREET): £25,000 PER ANNUM
BAR (MARKET PLACE): £35,000 PER ANNUM

ACCOMMODATION

All areas are approximate and have been measured on a gross internal basis:

Cafe Area (Fronting Alexandra Street): 1,065 Sq. Ft.
Bar Area (Fronting Market Place): 1,948 Sq. Ft.
Total Floor Area 3,013 Sq Ft

Floorplans are available upon request.



TERMS

The Leasehold opportunity are available on fully repairing and insuring leases at the following asking rents:

Cafe Area, Alexandra Street: £20,000 per annum
Bar Area, Market Place: £35,000 per annum
Cafe & Bar: £50,000 per annum.

All other terms and conditions by negotiation.

PLANNING

Planning permission was granted on 1st March 2017 under application number 16/01727/FUL for the use of the basement and ground floors as A3/A4 (restaurant/ drinking establishment use). Interested parties are recommended to make their own enquiries with the local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend Borough Council on 01702 215000.



SERVICES

Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

BUSINESS RATES

The property is entered on the 2017 rating list as Nightclub and Premises and was last assessed as a whole. Interested parties are advised to seek verification from the Valuation Office or Southend Borough Councils Business Rates department to gauge an idea on the proposed value.

REFERENCES

Interested parties to be named on the lease will be required to pass a referencing and Identity application. Further information is available up on request.

VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Dedman Gray Property Consultants Ltd has the authority to make or give any representation or warranty whatever in relation to this property.

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