

Ricci's Taverna,
20 Alexandra Street
Southend-on-Sea,
Essex, SS1 1BU



FOR SALE (LEASEHOLD) AUTHENTIC ITALIAN RESTAURANT
IN APPROX. 1,000 SQ.FT.

**DEDMAN
GRAY**

Property Consultants

Description: All measurements are approximate and were taken on a GIA (Gross Internal Area) basis. Seating area, on two levels, 761 sq.ft. Ladies & gents WC's. Fully equipped kitchen 180 sq.ft. Ground floor & loft storage. Open yard for storage.

Features:

- On The Busy Alexandra Street
- Very Close High Street
- Approx. 1,000 Sq.Ft. Overall
- Internal & AI Fresco Seating
- Open 5 Days A Week Only
- Suit Alternative Cuisines



Trading Hours: Tuesday & Wednesday 11am till 5.30pm. Thursday to Saturday 11am till 11pm. Close Sunday & Monday.

Tenure/Rent: Leasehold. Granted for 20 years from 2025. Rent £22,000pa, subject to 5 yearly rent reviews.

Business Rates: The most recent rating assessment shows an adopted value of £16,250, with rates payable of approx. £8,000pa.

Legal Fees Each party is to be responsible for their own legal fees.

Energy Performance Certificate: An EPC will be commissioned and provided upon request.

Viewing: All arrangements to view are via Dedman Gray Property Consultants (Gerard Biagioni) on 01702 311 037.

Price: £85,000 Leasehold