



**9-11 London Road
Southend-On-Sea
Essex,
SS1 1PE**

**SOUTHEND ESSEX, TO LET (BY WAY OF ASSIGNMENT)
RESTAURANT PREMISES IN APPROX. 9,300 SQ.FT. OVERALL**



9-11 London Road, Southend-On-Sea, Essex, SS1 1PE

On the City's main Food & Beverage strip (known locally as The Broadway) & comprising a total of approx. 9,227 sq.ft. Ground Floor 4,747 sq.ft. & 1st floor 4,480 sq.ft. Other F&B occupiers include Pizza Express, Wagamama, Wing Stop, ASK, & Nando's.

All measurements are approximate, and were measured on a gross internal area (GIA) basis:

Ground Floor:

(Front Of House) 3,358 sq.ft.

(Back Of House) 1,389 sq.ft.



First Floor:

(Front Of House) 1,983 sq.ft.

(Back Of House) 2,497 sq.ft.

Overall Total: 9,227 sq.ft.

Features:

- On Southend's Premier F&B Strip
- Approx. 9,227 Sq.Ft. Overall
- Close Odeon & Victoria Shopping Centre
- Suitable For Many F&B Uses
- Rear Parking For 2 Vehicles
- Fully Fitted & Equipped
- Impressive 60 Feet Frontage With Seating

Tenure/Rent/Service Charge:

Leasehold. Granted for a term of 15 years from the 27th August 2019. The tenant has the benefit of a break clause operable in September 2029. Passing rent £130,000pa + VAT. Service charge (including buildings insurance) £1,700pa inc. VAT.

Business Rates

The property is entered on the current rating list with a rateable value of £110,000.

Methodology:

We are instructed to offer, by way of assignment, the leasehold interest as set out above. We have been advised that the landlord, who holds a 999 year lease of the property (virtual freehold) would be willing to grant a new lease or dispose of its 999 year lease, on terms to be agreed.

Premises Licence:

A copy will be made available on request. The opening hours are from 7am Monday-Sunday inclusive, until 11.30pm Monday-Wednesday, 12.30am Thursday, 3am Friday & Saturday & 1am Sunday & Christmas Eve.

Planning

Interested parties are recommended to contact the local planning authority to ensure that any proposed use is in accordance with the current planning policy.





Legal Fees:

Each party to bear their own.

Further Information & Viewings:

For further information or to arrange a viewing please contact:

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Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

