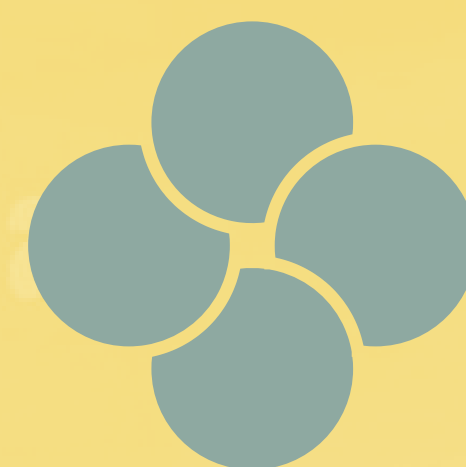




Clifftown Theatre & Studios

Southend-on-Sea SS1 1EF

A rare opportunity to acquire one of Southend's
most distinctive cultural landmarks

Lambert
Smith
Hampton

Investment Summary

- ❖ Prominent freehold heritage asset extending to **20,099 sq ft GIA** in the heart of Southend-on-Sea city centre.
- ❖ Occupies a **Grade II Listed former Victorian church**, dating from 1865, recognised for its architectural and historic significance within the Clifftown Conservation Area.
- ❖ **Prime city centre location**, moments from Southend Central Station, the High Street and the seafront, benefitting from excellent connectivity and immediate access to a wide range of retail and leisure amenities.
- ❖ **The property benefits from vacant possession.**
- ❖ Highly flexible accommodation currently comprising a theatre auditorium, drama studios, seminar rooms, offices and ancillary accommodation.
- ❖ The Property is assumed to benefit from Use Class F1, offering flexibility for a **wide range of occupiers** including education, places of worship and public assembly places.
- ❖ Positioned within an **established cultural and civic quarter**, benefiting from continued investment in Southend-on-Sea city centre and wider regeneration programme.
- ❖ **Freehold.**

Offers are invited in excess of **£1,500,000 (One Million Five Hundred Thousand Pounds)** for the freehold interest, subject to contract and exclusive of VAT. A purchase at this level reflects a low overall rate of **£75 per sq ft**.

For further information, data room access, or to arrange an inspection, please contact the sole agents:

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Location

Clifftown Theatre is located within Southend-on-Sea, the principal commercial, civic and cultural centre for South Essex. Located approximately 40 miles east of Central London, the city benefits from excellent road, rail and air connectivity, serving a substantial catchment across South Essex and the Thames Estuary.

Southend continues to benefit from significant investment in regeneration, infrastructure and public realm, reinforcing its position as a key regional centre. The emerging Local Plan provides for approximately 9,500 new homes and 7,500 additional jobs by 2040, supporting long-term economic growth and investment across the city centre.



Situation

Clifftown Theatre occupies a prominent position on Nelson Street, within the historic Clifftown Conservation Area and just moments from Southend High Street and the seafront. The property is surrounded by a vibrant mix of commercial, leisure, cultural and residential uses, benefiting from immediate access to the city's extensive retail and hospitality offer.

Originally constructed as a Victorian Gothic church, the building has been sympathetically converted into a contemporary performance and creative arts venue, retaining many of its original architectural features whilst providing modern accommodation throughout. Its distinctive character and landmark presence make it one of Southend's most recognisable cultural buildings.



Connectivity

Clifftown Theatre benefits from excellent connectivity, located directly opposite Southend Central railway station, providing regular direct services to London Fenchurch Street in approximately 52 minutes. Southend Victoria railway station is also within a short walk, offering direct services to London Liverpool Street in approximately 55 minutes.

The property is well connected to the wider road network via the A127 and A13, providing direct access to the M25 and Greater London. London Southend Airport is located approximately 2 miles to the north, further enhancing regional and international connectivity.

Why Southend-on-Sea?



London Commuter City

Just 40 miles east of Central London.



55 mins to London

Direct rail services to Liverpool Street and Fenchurch Street.



City Status

Granted city status in 2022, reinforcing Southend's strategic importance within the South East.



Thames Estuary Location

A key commercial centre within one of the UK's designated growth corridors.



Major Regeneration

Significant investment in transport, public realm and mixed-use development.



180,000+ Population

Serving the principal retail, business and civic centre for South Essex.



9,500 New Homes

Planned across the city by 2040, supporting long-term population growth.



7,500 New Jobs

Forecast through continued commercial and economic development.



International Connectivity

London Southend Airport is approximately 2 miles from the city centre.



Description

Clifftown Theatre is a Grade II Listed former church.

Dating from 1865, the property has been sensitively converted to provide theatre, teaching and ancillary accommodation, while retaining many of its original architectural features, including Gothic detailing and stained-glass windows.

The accommodation comprises:

- ❖ Theatre
- ❖ Auditorium with foyer and bar
- ❖ 5 studios
- ❖ Seminar rooms
- ❖ Offices and supporting ancillary space



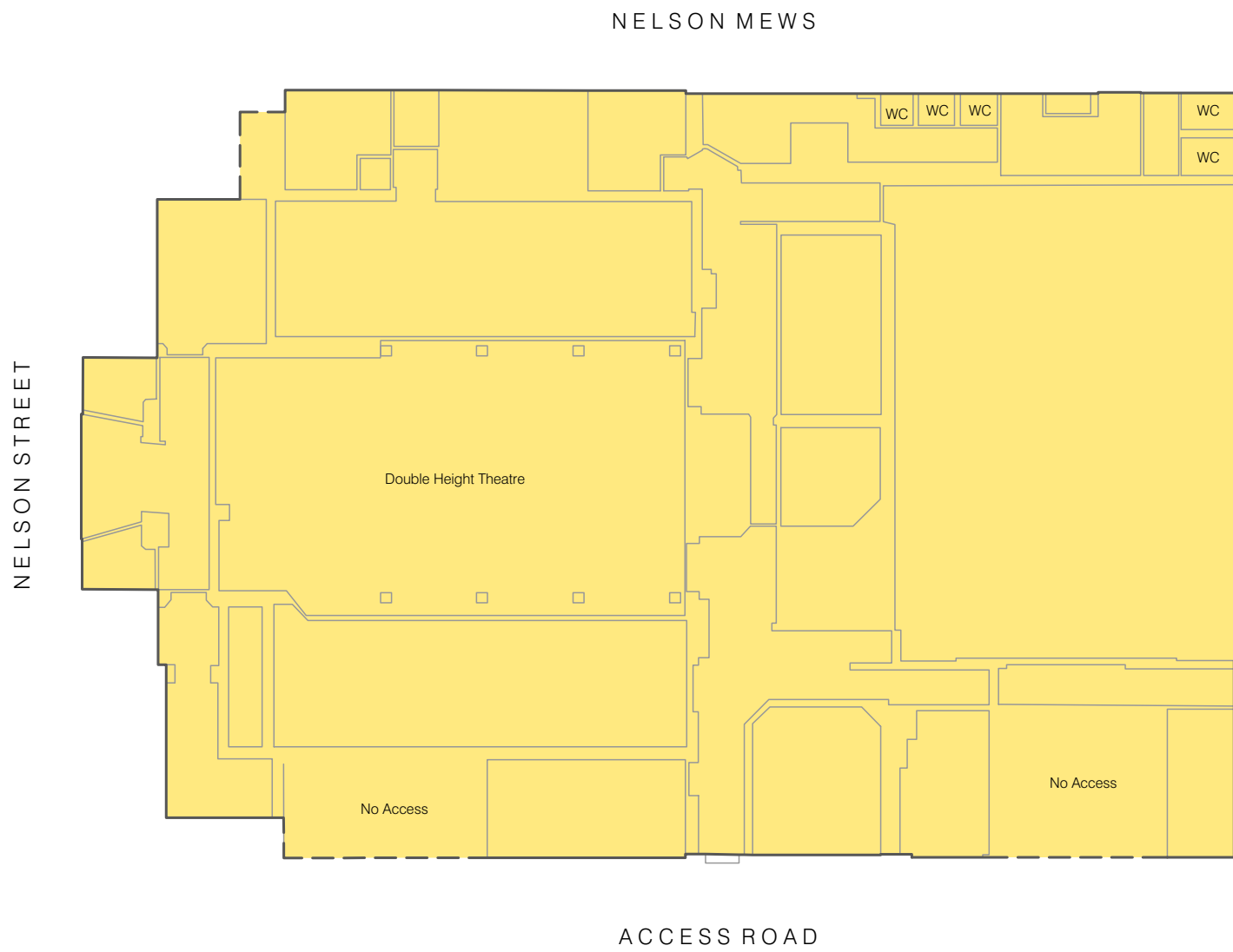
Accommodation

The Property has been measured by Lane & Frankham, in accordance with the RICS Code of Measuring Practice, 6th Edition (2007) to produce the following floor areas:

An assignable measured survey is available in the data room.

Floor	GIA sq m	GIA sq ft
1st	558.6	6,013
Ground	1,235.2	13,296
Basement	73.4	790
Total	1,867.2	20,099

GROUND FLOOR



FIRST FLOOR

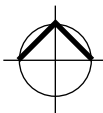


Potential Use

The property is assumed to benefit from Use Class F1, offering flexibility for a wide range of educational, community, cultural and institutional occupiers. Potential uses include:

- ❖ Schools, colleges and training providers
- ❖ Higher education and specialist learning facilities
- ❖ Art galleries and exhibition spaces
- ❖ Museums and heritage uses
- ❖ Public libraries and reading rooms
- ❖ Community halls and public assembly spaces
- ❖ Places of worship and religious instruction facilities
- ❖ Law courts and related institutional uses

Interested parties should satisfy themselves as to the suitability of their proposed use and obtain independent planning advice where necessary.



Plans not to scale indicative purposes only

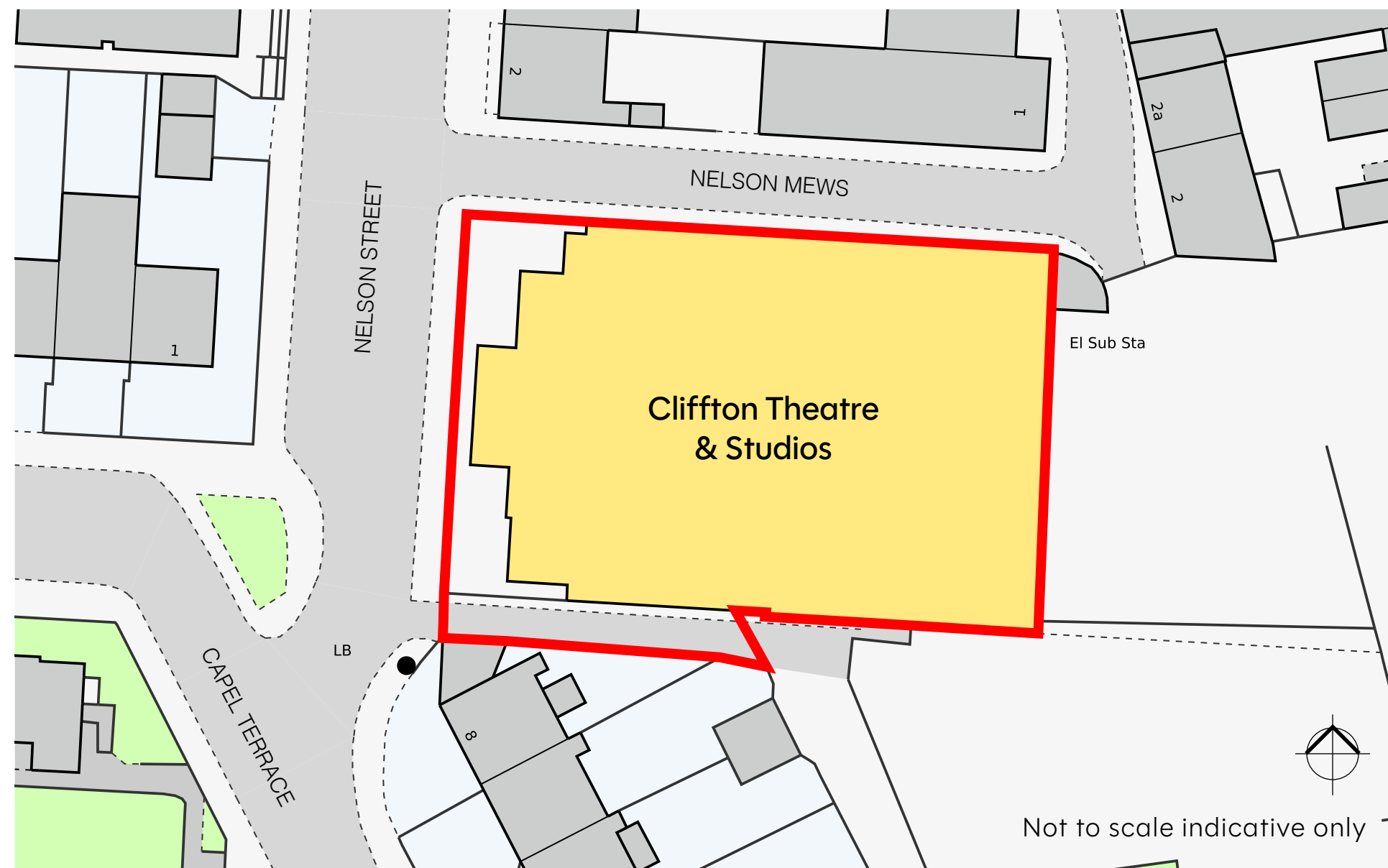
Tenure

Freehold (EX753531).

Historic England Listing Reference: 1392328.

Site

The site extends to approximately 0.38 acres.



Further Information



EPC

The property has an EPC rating of B (73).

VAT

The property is not elected for VAT.

Data room

Access to the data room is available upon request.

PROPOSAL

Offers are invited in excess of **£1,500,000 (One Million Five Hundred Thousand Pounds)** for the freehold interest, subject to contract and exclusive of VAT. A purchase at this level reflects a low overall rate of **£75 per sq ft**.

Contact

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