

8-14 Queens Road
Southend-On-Sea,
SS1 1LU



FOR SALE/TO LET, SOUTHEND-ON-SEA ESSEX,
FORMER REVOLUTION BAR IN APPROX. 11,250 SQ.FT.

**DEDMAN
GRAY**

Property Consultants

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Property:

All measurements are approximate, and calculated on a GIA (Gross Internal Area) basis.

Basement: 1,152 sq.ft.

Ground Floor: 4,334 sq.ft.

First Floor: 3,962 sq.ft.

Second Floor: 1,790 sq.ft.

Side Yard & Store

Rear Pedestrian Access



Features:

- Immediately Available
- Approx. 11,250 Sq.Ft. Overall
- Suit Various Uses
- Arranged Over 4 Floors
- Impressive Frontage
- Adjacent High Street

Tenure: Freehold. Alternatively, the landlord would consider granting a lease of the property on terms to be agreed. Rental offers are invited.

Business Rates: The most recent assessment shows an adopted value of £137,500 with effect from the 1st April 2026.

Planning Permission: Interested parties should make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with the current planning policy.

Energy Performance Certificate: A copy of the EPC (C Rating) is available on request, and which is valid until 6th April 2032.

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