

# LEIGH-ON-SEA



# FOR SALE

High Street,  
Leigh on Sea,  
SS9

## Business For Sale

1040 SQ. FT. ( 96.6 SQ. M.)



Business for Sale



10 Minute Walk to Leigh-On-Sea  
Station



Popular Location



8-year lease remaining



Offers in excess of £200,000



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**



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# DESCRIPTION AND LOCATION

Ayers & Cruiks are excited to bring to the market this well-established restaurant in the bustling High Street of Old Leigh. Being situated only moments from the start of the High Street, the FoodShack experiences fantastic levels of pedestrian footfall all year round and has joined the likes of The Peterboat, The Crooked Billet and Ye Old Smack as a popular establishment for those visiting Old Leigh.

Our client has instructed us to seek a buyer for this prominent business. The business is currently leasing the premises for a term of 15 years which expires 11<sup>th</sup> June 2033. The passing rent is currently £22,000 per annum and is due to increase £1,000 per year until 14<sup>th</sup> June 2028.

Internally, the premises is finished to a very high standard and offers a spacious dining area that allows for 32 covers. There is also a well-located terrace overlooking the High Street itself which allows for an additional 24 covers externally.

The kitchen equipment comprises of a 6-ring gas hob, triple vat, grill, rational oven, dishwasher, pot wash and stainless-steel food preparation surfaces with cold/freezer storage drawers.

Please enquire for further details and accounts.

## ACCOMMODATION

### Restaurant

548 sq.ft (50.94 sq.m)

### Bar

161 sq.ft (15.03 sq.m)

### Kitchen

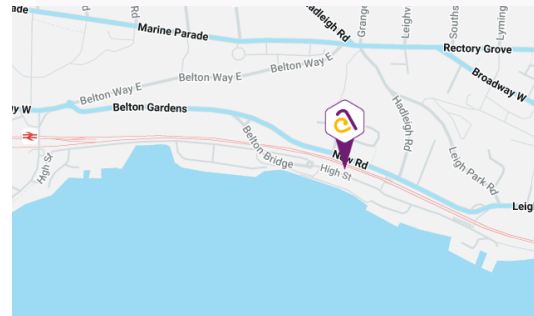
175 sq.ft (16.27 sq.m)

### Toilets

155 sq.ft (14.44 sq.m)

### Total

**1040 SQ. FT. ( 96.6 SQ. M.)**



## BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000

## TENURE

Leasehold

## PRICE

Offers in excess of £200,000

## VIEWING

Strictly by prior appointment via landlords appointed agents  
**Ayers&Cruikis**

### Misrepresentation Act 1967

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**Ayers & Cruiks**  
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