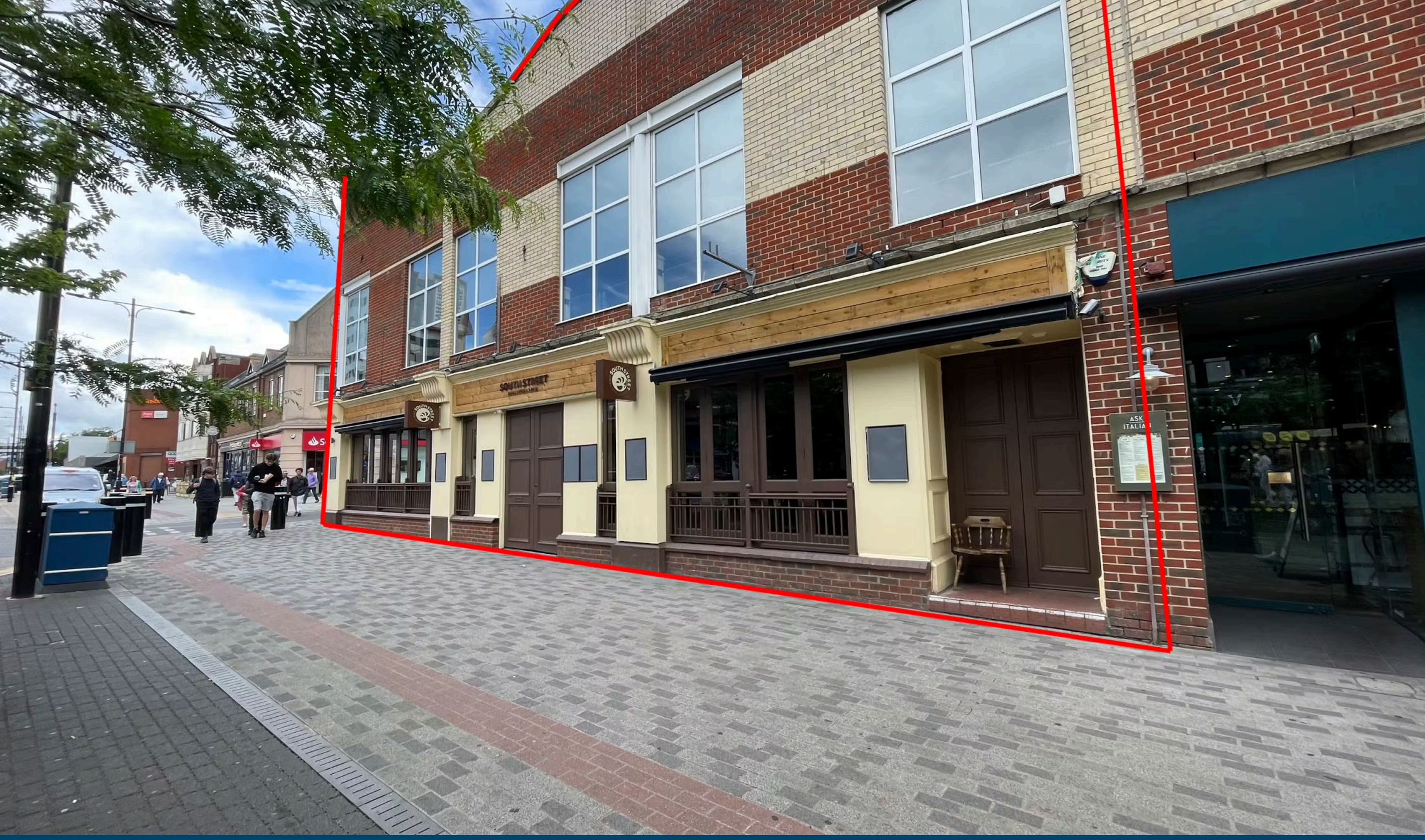
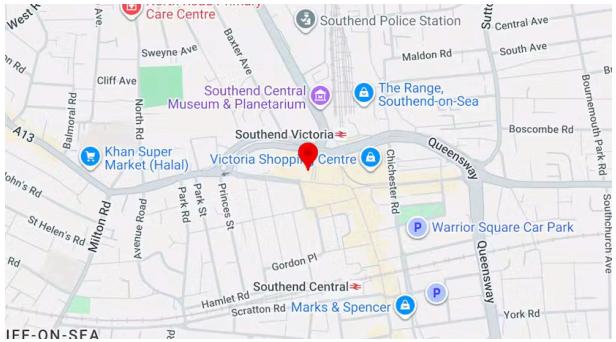


DEDMAN GRAY
Commercial

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

A3 (Restaurants and Cafes), Bar, Restaurant To Let | £7,916 per month | 9,227 sq ft

TO LET, SOUTHEND ESSEX, ON THE CITY'S MAIN FOOD & BEVERAGE STRIP & COMPRISING A TOTAL OF 9,227 SQ.FT. OVER GROUND & 1ST FLOORS (NO PREMIUM)



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

Key Points

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

Summary

- Rent: £7,916 per month
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

Further information

- View details on our website
- View Microsite

Description

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.

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. The tenant (sub-landlord) will contribute £35,000 per annum (reducing the annual rent to £95,000) until the final break clause in August 2029. Rent reviews are 5 yearly, the next in 2027, and the tenant (sub-landlord) has agreed to cover any rent increase until the final break clause in August 2029. 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.

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.

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.

Contact & Viewings



Gerard Biagioni
01702 311 037 | 07956 887 033
gerard@dedmangray.co.uk

01702 311111
www.dedmangray.co.uk

DEDMAN GRAY
Commercial

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 an d 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 Soli citor prior to exchange of contracts.


SOUTH STREET
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sky sports live here


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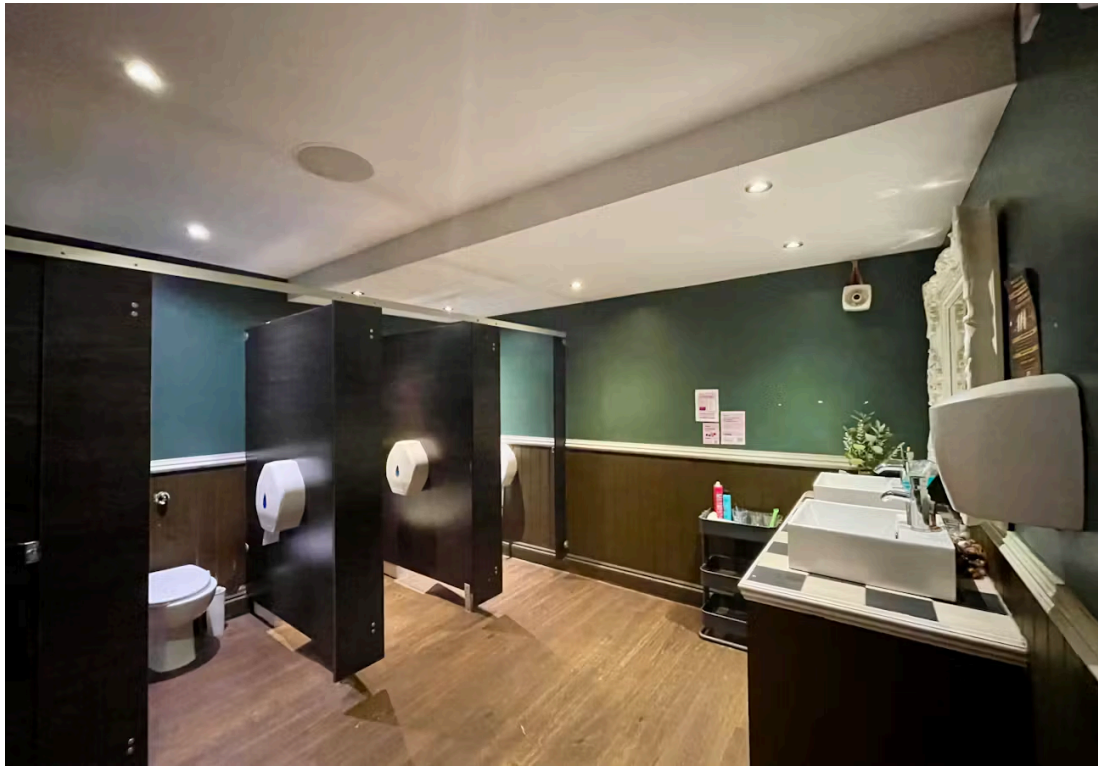




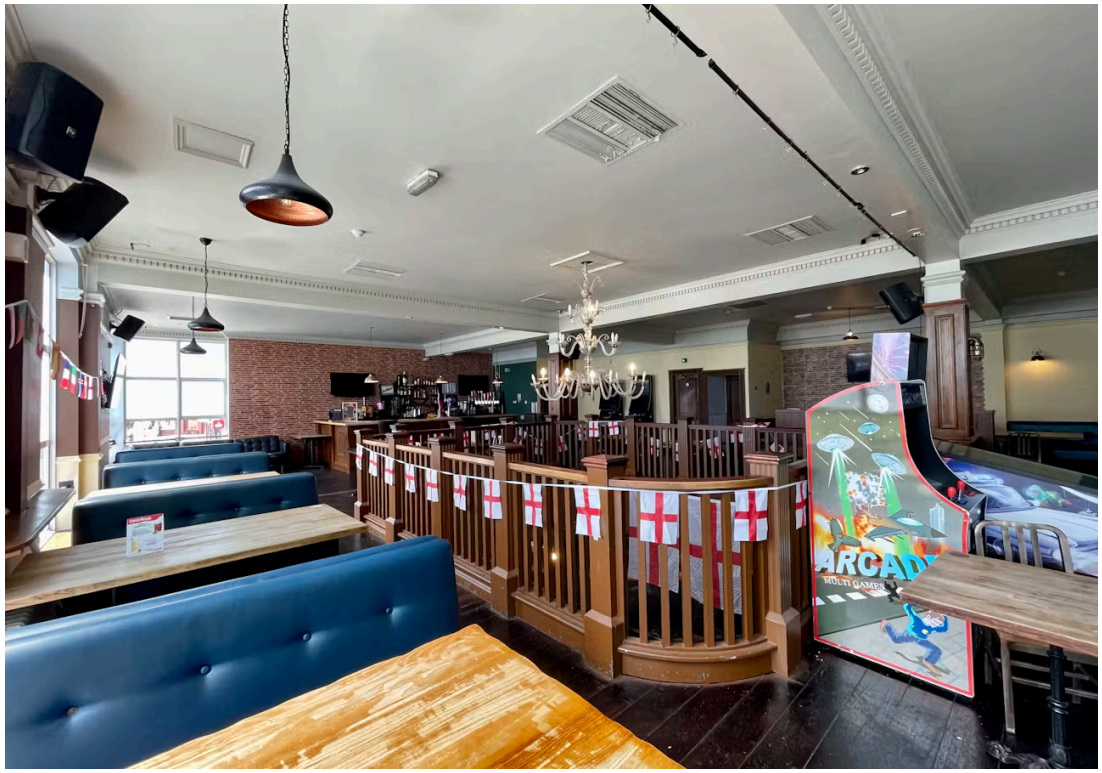

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Via QR








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ARCADE

