

# A UNIQUE LETTING OPPORTUNITY

Up to 112,00 sq ft (approx.) To Let  
Prominent / Historic Landmark Building with Substantial Car Parking

**THE  
KURSAAL**  
SOUTHEND-ON-SEA



# THE KURSAAL

EASTERN ESPLANADE,  
SOUTHEND ON SEA,  
SS1 2WW



An exciting opportunity within the most famous and historic leisure complex in Essex.

Up to 112,000 sq ft of clear space is available over 3 floors within this Grade II listed building.

The building is suitable for a variety of uses subject to listed building and planning consent.





**The Kursaal is situated in a prominent position on the sea front in Southend-on-Sea, a popular seaside resort town in Essex.**

**Location**

Located on the north side of the Thames estuary, it is just 40 miles east of central London and yet boasts seven miles of coastline, offering traditional seaside fun with numerous family attractions including Adventure Island, the Sea-Life Adventure aquarium and its famous Pier (the longest in the world at 1.33 miles).

Southend affords easy access to an affluent population, and a vast tourist industry - the 7 million day visitors and 180,000 staying visitors to Southend each year are estimated to spend £200m in the town.

The nearby A127 London to Southend dual carriageway provides a direct link with J29 of the M25 and ongoing motorway network. There are two main line train stations providing connections with London Fenchurch Street and Liverpool Street Stations. London Southend Airport lies 1.7 miles to the north of the town centre.





### Opportunity

The Kursaal was formerly used for:

- Ground floor: 42,000 sq ft** - 30 lane ten pin bowling and soft play area
- First floor: 48,000 sq ft** - Casino / Entertainment area
- Second floor: 22,000 sq ft** - Casino

### Use

The space may be suitable for a variety of uses including function rooms, restaurant, gym, nightclub and residential.

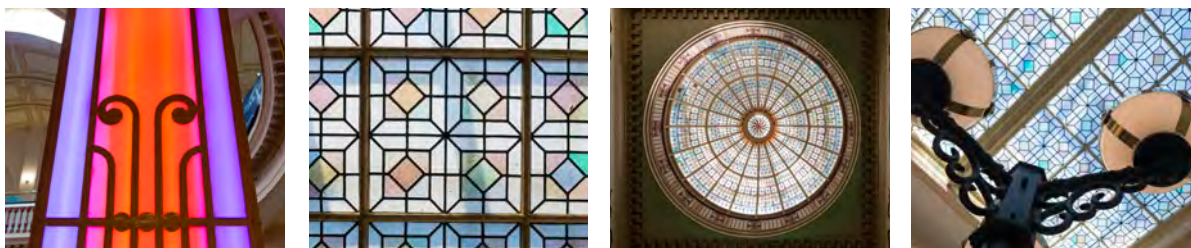
Planning and listed building consent may be needed, subject to use.

### Energy Performance Certificate (EPC)

The building is Listed so an EPC is not required.

### Technical Data and Floor Plan

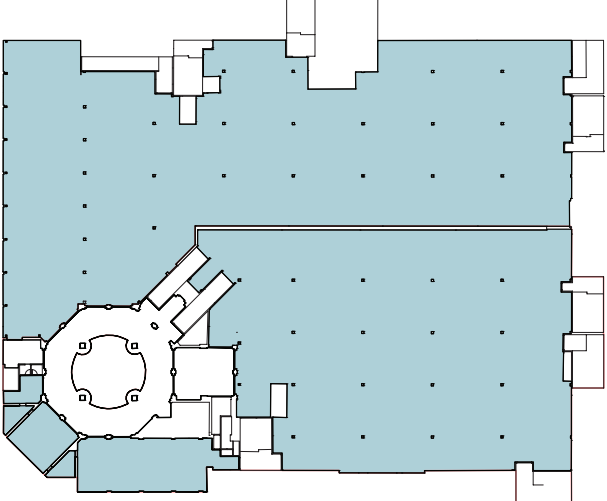
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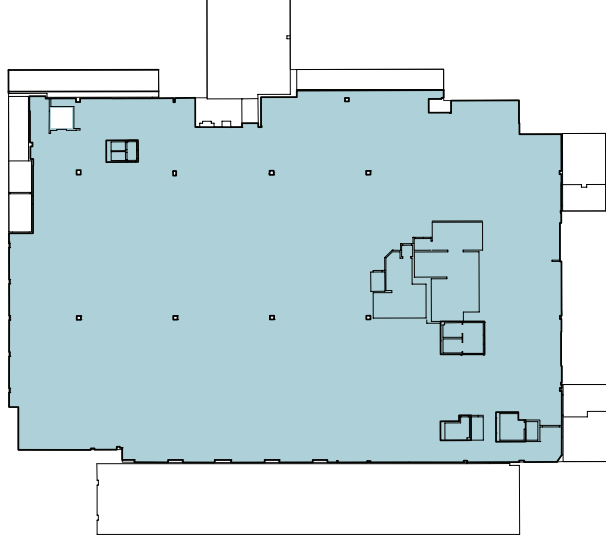
Ground floor



First floor



Second floor



Floor plans are for identification purposes only and are not to scale:





## Viewing

For further information or to arrange a viewing please contact the joint sole agents.

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### MISREPRESENTATION ACT

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