

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



SOUTHEND ESSEX, TO LET (BY WAY OF ASSIGNMENT)  
RESTAURANT PREMISES IN APPROX. 9,300 SQ.FT. OVERALL

**DEDMAN**  
**GRAY**  
COMMERCIAL



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

On the City's main Food & Beverage strip (known locally as The Broadway) & comprising a total of approx. 9,227 sq.ft. Ground Floor 4,747 sq.ft. & 1st floor 4,480 sq.ft. Other F&B occupiers include Pizza Express, Wagamama, Wing Stop, ASK, & Nando's.

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.

Overall Total: 9,227 sq.ft.

### Features:

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

### 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. 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 £146,500, which our Client is appealing against.

### 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.

### 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.

### Planning

Interested parties are recommended to contact the local planning authority to ensure that any proposed use is in accordance with the current planning policy.







#### Legal Fees:

Each party to bear their own.

#### Further Information & Viewings:

For further information or to arrange a viewing please contact:

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