

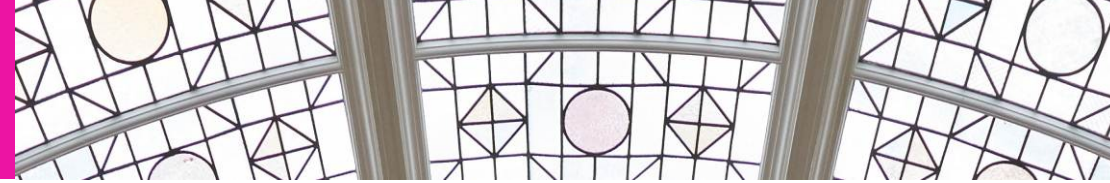


SOUTHEND ON SEA

UNIQUE LEISURE OPPORTUNITY THE KURSAAL

Up to 44,000 sq ft To Let
Prominent / Historic Landmark Building
Substantial Car Parking





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

Up to 44,000 sq ft of clear space is available on the first floor of this Grade II listed building.

Other uses already represented in the building are:

- ten-pin bowling (30 lanes)
- amusement machines
- casino
- children's soft play area
- laser tag
- Tesco Express convenience store

Location

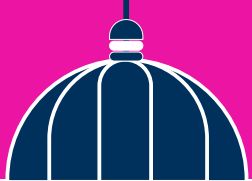
The Kursaal is situated in a prominent position on the sea front in Southend-on-Sea, a popular seaside resort town in Essex. Located on the north side of the Thames estuary, it is just 40 miles east of central London and yet boasts seven miles of coastline, offering traditional seaside fun with numerous 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 6.1 million day visitors and 282,400 staying visitors to Southend each year are estimated to spend £199.9m 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.







KURSAAL
EASTERN ESPLANADE, SOUTHEND-ON-SEA

Opportunity

All the main first floor is available, either in its entirety or in suites.

The floor is capable of being split into three units. The plan overleaf shows one possible configuration. *NB This is just one of a possible range of solutions.*

The first floor space is served by two large capacity staircases accessed directly from the main ground entrance rotunda.

There are numerous fire escapes and the possibility of “out-of-hours” access from a dedicated staircase.

The adjacent car park offers 103 parking spaces for The Kursaal customers and visitors.

Fit out packages are available from the Landlord, subject to covenant and proposal.

Use

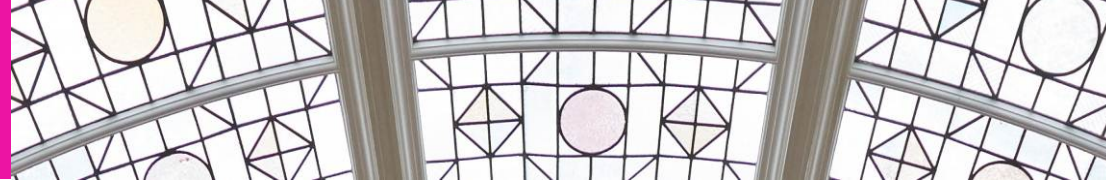
The space may be suitable for a range of leisure, retail and health uses including function rooms, restaurant, gym, nightclub, etc. Planning and listed building consent may be needed, subject to use.

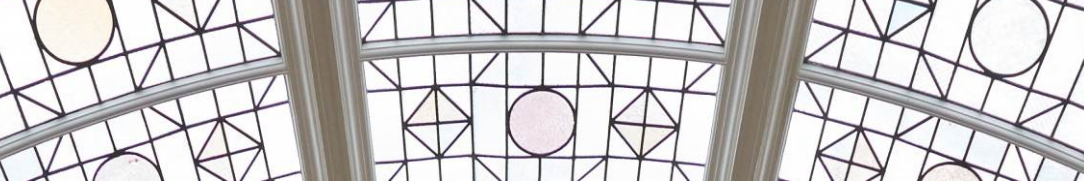
Energy Performance Certificate (EPC)

The building is Listed so an EPC is not required.

Technical Data

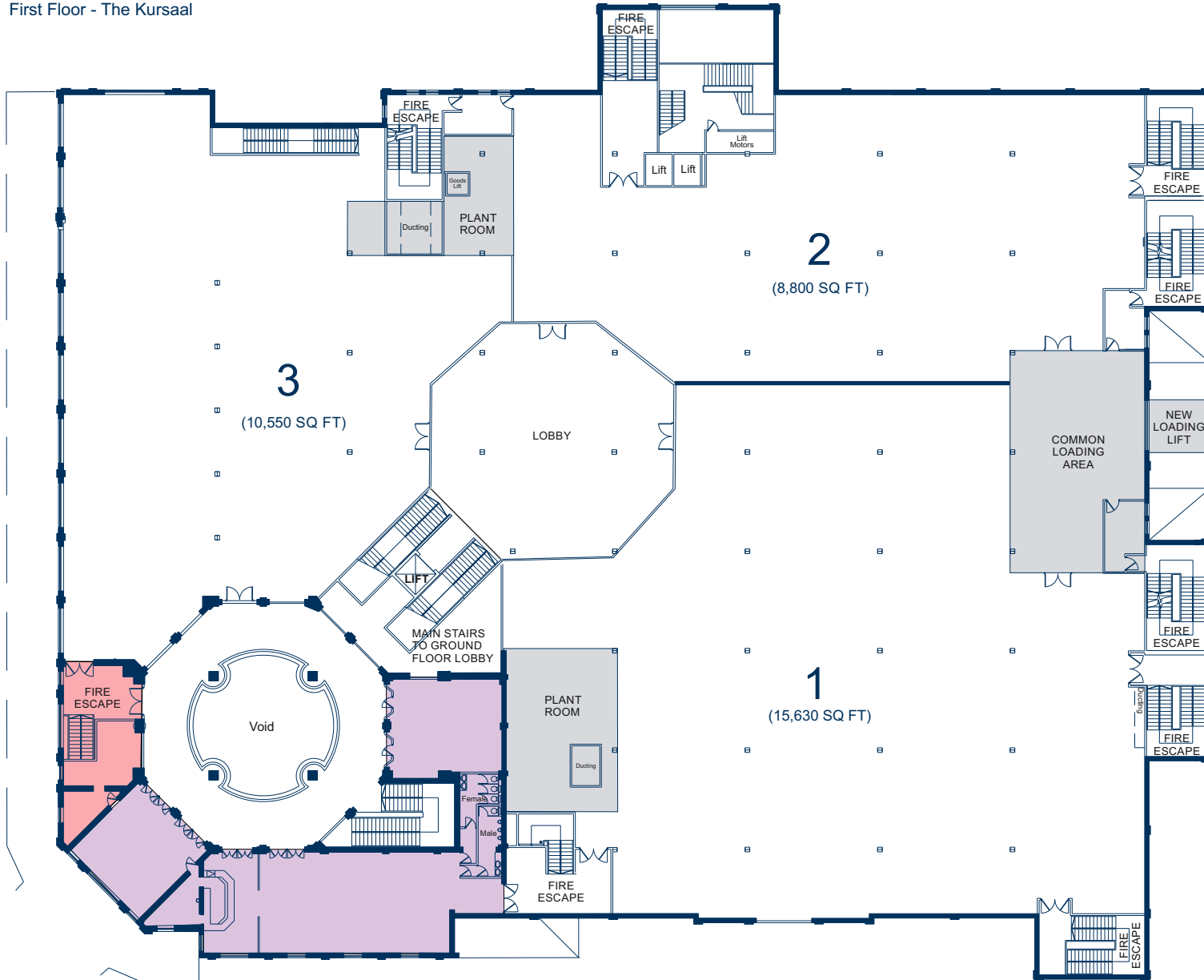
A technical pack with plans and utility information is available - please contact for details on how to access the dataroom.



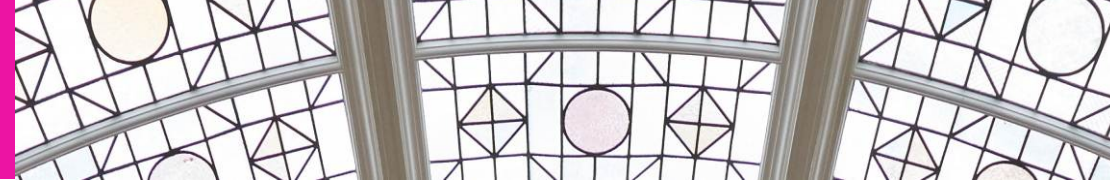


First Floor - The Kursaal

Example floor configuration
(Not to scale. For indicative purposes only)



■ OCCUPIED SPACE
■ POSSIBLE 24/7 ENTRANCE



History

The Kursaal* opened on 24th July 1901.

As the first theme park in the world, it was soon being advertised as “the most popular place of entertainment on the south coast”, boasting attractions which included numerous fairground and pleasure rides, an amusement arcade (laid out to simulate a street in Cairo), a ballroom, miniature railway, zoo and a horse trotting track. Indeed, for most of the 20th Century, it was the largest amusement park in the south of England.

Closed during the war, after much restoration and repair, The Kursaal reopened at Easter 1946 and continued to flourish in to the 1950s, when it enjoyed its heyday.

In 1973, with some attractions either having been dismantled or destroyed by fire, the fairground closed and 20 acres of the site were sold off for housing. The Kursaal continued to operate, with The Kursaal Ballroom becoming the venue for many famous rock and pop bands including Rod Stewart, Deep Purple, Doctor Feelgood, The Stranglers and Status Quo.

In 1995, the site was acquired by a developer and after restoration, rebuilding and fitting out works, The Kursaal reopened in 1998 and has, since then, continued as an important part in both the history of Southend and the leisure industry in the UK.

2016 has seen the latest phase of improvements, with a children’s soft play area, a café, laser tag, bar and function rooms being opened.

* ‘Kursaal’ is a German word meaning: a public building at a spa.





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