



**Café at The Forum
Elmer Square**

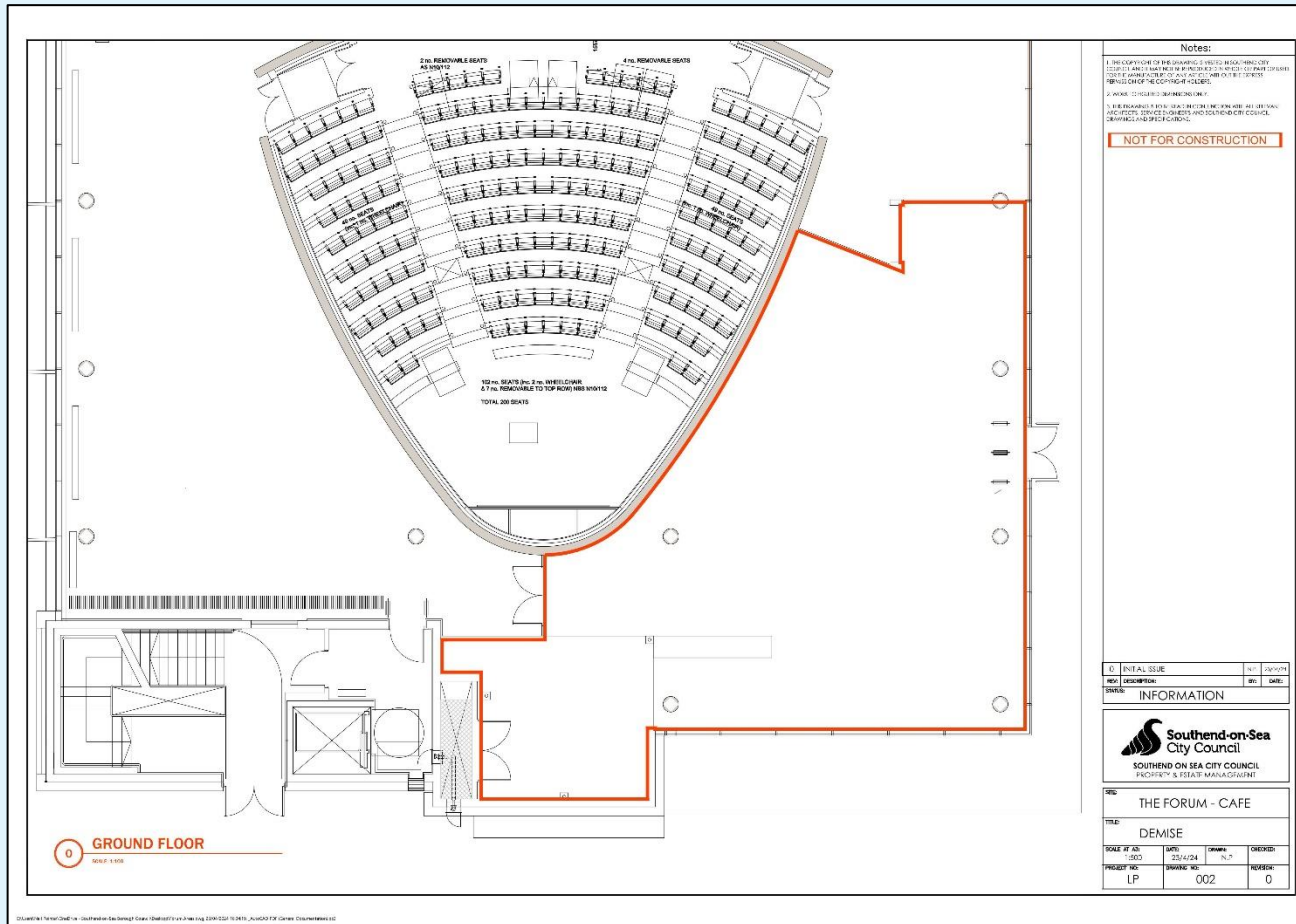
Southend on Sea, Essex, SS1 1NS

**TO LET
CAFÉ AT THE FORUM
APPROX. 2723 SQ. FT. (253 SQ.M.)**



Café at the Forum, Elmer Square, Southend on Sea, Essex, SS1 1NS.

This glass fronted Cafe is situated within The Forum building which is a modern, multi-purpose cultural and educational hub. The Café benefits from a partially equipped kitchen, including 2 chillers, cold store, a grill and extraction. Please note the appliances have not been tested and are supplied as seen and do not form part of the lease agreement.



Location:

The Forum is centrally located, just off Southend High Street in the heart of the city's cultural and educational quarter. It sits within a landscaped public square surrounded by a state of the art library, art gallery and university facilities, making it a vibrant destination for students, professional and visitors.

Accommodation

The premises have been measured on a Gross Internal (GIA) basis and the following approximate floor areas calculated: 2722 sq. ft. (253 sq. m.)

Features

- 3 Phase Power.
- Chiller / Store Room.
- Forecourt Seating Area.
- 2 x Chillers, Cold Store.
- Cooling Ventilation Heat Flow System.
- Excellent Transport Links.
- New Lease Available.

Service Charges

£500 per calendar month. This is based on a percentage of the floor area of the building.

Terms

The premises are available by way of Southend City Council granting a new sub-lease at a rent of **£30,000pa.** (plus VAT). All other terms and conditions by negotiation.

Planning

Cafe / Restaurant A3 use. Alcohol may be permitted, subject to consent and the tenant obtaining the relevant premises licence.

Business Rates

The property is entered on the 2023 rating assessment as a 'Cafe and Premises' with a current rateable value of £22,750.

Energy Performance Certificate

Current Rating 75 – C



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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