



14 Alexandra Street
Southend-On-Sea,
Essex, SS1 1BU

TO LET, ALEXANDRA STREET, SOUTHEND-ON-SEA ESSEX,
RESTAURANT/BAR PREMISES IN APPROX. 1,400 SQ.FT. OVERALL



Property:

All measurements are approximate and were measured on a GIA (Gross Internal Area) basis:
Ground Floor 1,112 sq.ft. including a WC, store & kitchen space.
Basement 298 sq.ft.

Features:

- Vacant Restaurant/Bar Premises
- Suit Various Uses
- Immediate Vacant Possession Available
- Ground Floor 1,112 Sq.Ft.
- Basement 298 Sq.Ft.
- Close Southend High Street



Terms: A new lease is available for a term of years to be agreed at a rent of £20,000 per annum.

Business Rates: The most recent rating valuation shows an adopted value of £11,750. Being below the £12,000 threshold, qualifying occupiers will be able to obtain 100% Business Rates Relief.

Planning Permission: Interested parties should make their own enquiries with the Local Planning Authority (Southend City Council – 01702 215 004) to ensure that any proposed use is in accordance with the current planning policy.

Energy Performance Certificate: A copy of the EPC is available on request. This has an 'E' rating, and is valid until 1st March 2027.

Legal Fees: Both parties will be responsible for their own legal fees.

Viewing: Arrangements to view are via Dedman Gray Property Consultants on 01702 311 111.