



**Unit 1, Maitland House,  
Warrior Square,  
Southend, SS1 2JY**

**TO LET, SOUTHEND CITY CENTRE,  
FORMER CABARET/RESTAURANT PREMISES  
APPROX. 7,373-8,233 SQ.FT.**

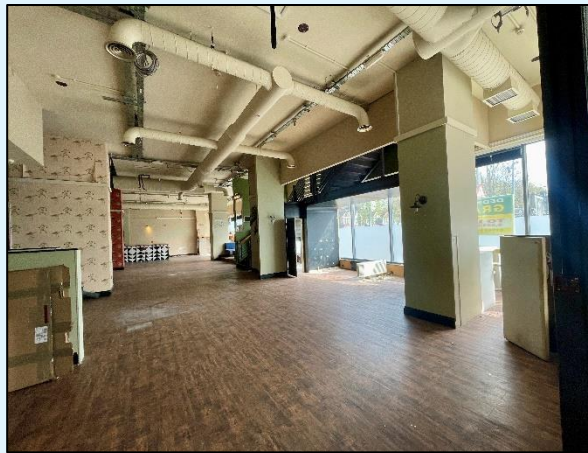


## Unit 1, Maitland House, Warrior Square, Southend On Sea, SS1 2JY

Former Cabaret/Restaurant venue in some 7,373 sq.ft. to let, with an additional/optional 860 sq.ft. also available, totalling 8,233 sq.ft.

Once the home of The Varsity, and suitable for a wide variety of both existing & alternative uses.

Close by are MooMoo Nightclub & Popworld, making this location the 'go to' destination for night time entertainment.



Occupying an extremely visible corner location, and comprising briefly the following:

**Ground Floor:** 5,372 sq.ft. the vast majority of which is given over to the principle dining area, stage, feature Bar and VIP section with its own Bar. Other areas include a room housing the dumb waiter to the 1st floor kitchens, cellar, disabled persons WC, fire exit providing access to spirit stores, boiler room and power cupboard. (There is an additional/optional 860 sq.ft. of space available).

**First Floor:** 2,001 sq.ft. providing substantial ladies & gents WC facilities, and commercial kitchen space, Office and staff changing room.

### Features:

- Immediately Available STS
- Alcohol & Music & Dancing Licence
- Suit Alternative Uses
- Turn Key Opportunity
- New Lease Available

### Terms:

To let by way of a FR&I lease on terms to be agreed, at a rent of £55,297pa for the existing space, or £61,747pa including the additional/optional 860 sq.ft.

### Additional Charges:

A service charge will be payable of £1.10p psf as well as a contribution to buildings insurance of £1.68p psf.

### VAT:

VAT will be payable on the rent and additional charges.

### 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.

### Business Rates:

The most recent rating assessment shows an adopted rateable value of £45,000.

### Energy Performance Certificate:

Current Rating D-51 (76-100)



**Legal Fees:**

Each party to bear their own.

For further information or to arrange a viewing  
please contact:

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Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

