

Royal Pavilion
Western Esplanade
Southend-on-Sea
Essex
SS1 1EE



TO LET, SOUTHEND ON SEA ESSEX,
ROYAL PAVILION CAFE/RESTAURANT



On instructions from Southend-On-Sea Borough Council, we are instructed to seek expressions of interest for this architecturally stunning standalone building at the end of the worlds longest Pier. In some 3,000 sq.ft. overall with internal covers for 70 (max 100) together with covered/decked seating for another 50 offering stunning views over the Thames Estuary. Since 2014, the Pier has had over 2.5million visitors, an average of 277,000 annually, excluding those that visit during the last 6 months of 2022.

- Approx. 3,000 Sq.Ft. Overall
- Stunning Views Over Thames Estuary
- Internal Seating For Up To 100 – Al-Fresco Seating For 50
- Licenced For Sale Of Alcohol
- At The Head Of Southend Pier



Property: An architecturally stunning detached building at the head of Southend Pier. Commencing with a DDA compliant covered & decked al-fresco seating area with 50 covers, which provides separate entrances into both the take away/servery area in approx. 460 sq.ft. with occasional stool/bar seating, as well as the principal Cafe/Restaurant, the latter in some 1,875 sq.ft. Other areas include the kitchen/prep area 300 sq.ft., cellar/cold store 135 sq.ft. and ladies & gents & disabled persons WC's.

Tenure: It is proposed to offer an initial 1 year lease term, excluded from the security of tenure provisions of the Landlord and Act. Landlord to be responsible for maintenance, decoration repair of the premises internal and external (excluding chattels) subject to tenant paying reasonable service charge.

Hours Of Trading: Access and hours of trading are subject to restrictions. Current Pier opening is 10.15AM -8PM. However, access and egress to the premises is subject to seasonal change and at the Head of Resort Services reasonable discretion.

Premises Licence: The Premises Licence permits the sale of alcohol for consumption on the premises from 12noon until 10pm Monday to Sunday.

Staff/Wages: In line with current TUPE regulations, there are 3 employees to be transferred, including where applicable, and to be confirmed, Pension Liabilities. We are advised that the wage bill for August 2021 to the end of March 2022 were circa £50,000.

Equipment: All trade fixtures fittings and equipment will remain the property of Southend On Sea Borough Council and the tenant shall be responsible for their upkeep, maintenance and repair.

Services: Supplies of electricity & water are provided (no supply of gas). The consumption of these and obtaining all required statutory certification will be recoverable under service charge.

Expression Of Interest: Expressions of interest are invited for this unique opportunity, such to be with us by no later than the close of business on Thursday 6th June 2022.



Legal Fees:

Each party is to be responsible for their own legal, professional and other fees.

Viewing Arrangements:

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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

