

34-36 London Road,  
Southend-On-Sea,  
Essex, SS1 1NT



SOUTHEND CITY ESSEX, FULLY EQUIPPED LICENCED RESTAURANT  
APPROX. 5,300 SQ.FT. OVERALL



Situated on the favoured London Road (AKA The Broadway) offering a total of approx. 5,300 sq.ft. with an impressive frontage.

Surrounded by world famous F&B brands including Pizza Express, ASK, Wingstop, Wagamama & Nando's.

**Accommodation:**

All measurements are approximate & were measured on a GIA (Gross Internal Area) basis.

Ground Floor: 3,500 sq.ft. (Seating Area & Kitchens)

First Floor: 1,132 sq.ft. (WC's Offices & Stores)

Basement: 678 sq.ft. (Stores)

Rear yard with refuse store & parking.



**Features:**

- On The Favoured London Road
- Approx. 5,300 Sq.Ft. Overall
- Surrounded By World Famous F&B Brands
- New Lease Available
- External Areas & Parking
- Pavement Al-Fresco Seating

**Tenure:**

The current lease is due for renewal in 2027. However, our Client has advised us that the landlords are prepared to grant a new lease to a suitable tenant, on terms to be offered & agreed. (For indicative purposes only, the current rent is £72,500pa).

**Planning:**

Interested parties are recommended to contact the local planning authority to ensure that the current or any proposed use is in accordance with the current planning policy.

**Business Rates:**

The most recent assessment reveals a value of £53,000, with rates payable of £20,500pa.

**Energy Performance Certificate:**

The current EPC has expired. A new EPC will be commissioned.

**Premises Licence:**

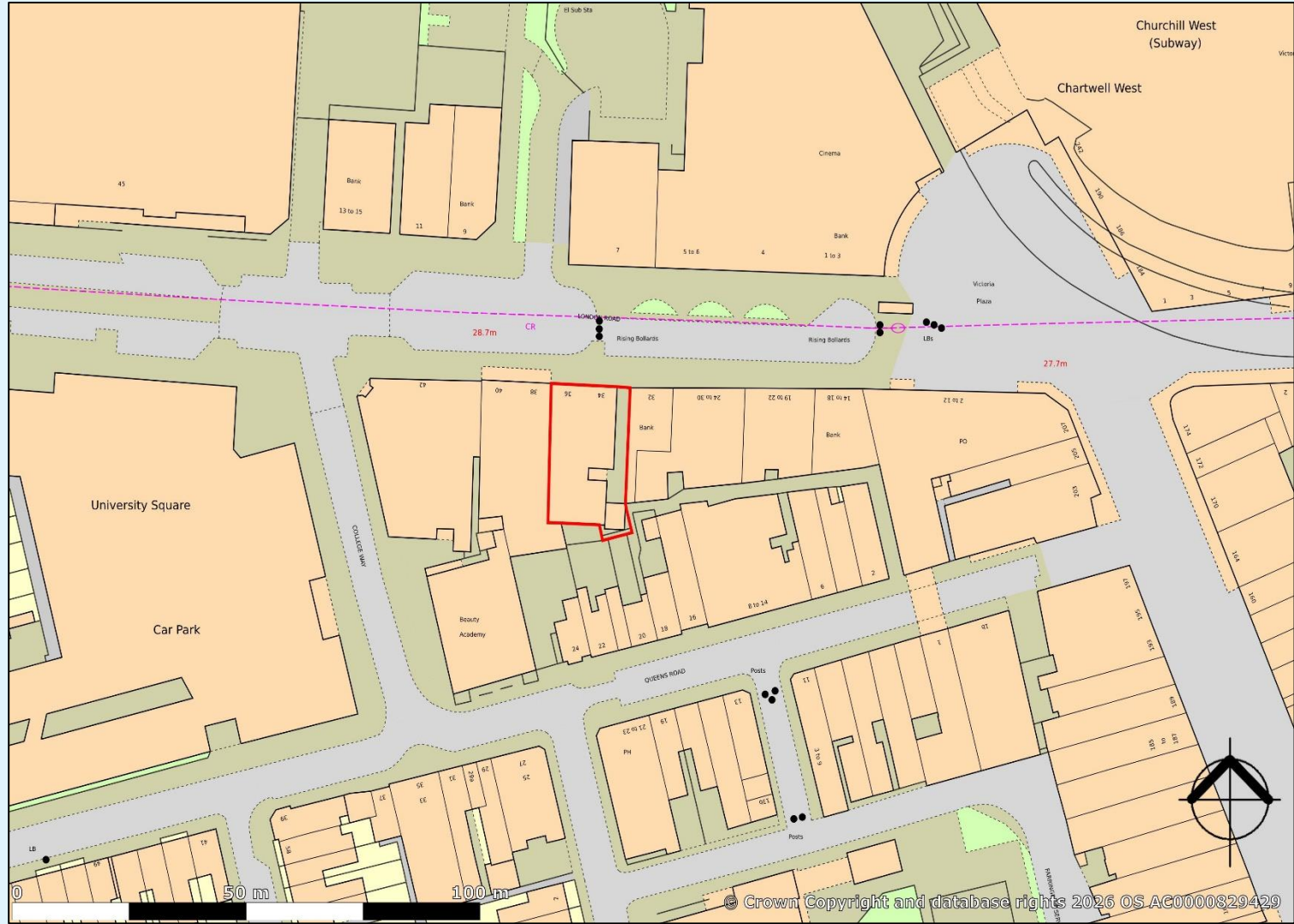
This permits the sale of alcohol for consumption on and off the premises, live & recorded music and dancing or similar activity. The permitted hours are: Monday to Thursday & Sunday 8am till 11.30pm, Fridays & Saturdays 8am till 1am the following day.

**Equipment:**

The offer includes all trade fixtures, fittings and equipment, all of which are unencumbered.

**Premium:**

A premium is sought for the fixtures & fittings, transfer of Premises Licence of £150,000.



**Legal Fees:**  
Each party to bear their own.

**Further Information & Viewings:**  
For further information or to arrange a viewing please contact:  
Gerard Biagioni: 01702 311 037.  
[gerard@dedmangray.co.uk](mailto:gerard@dedmangray.co.uk)



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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

