

The Cliff
48 Hamlet Road
Southend-On-Sea
SS1 1HH



TO LET, SOUTHEND-ON-SEA ESSEX
PUBLIC/FREEHOUSE PREMISES

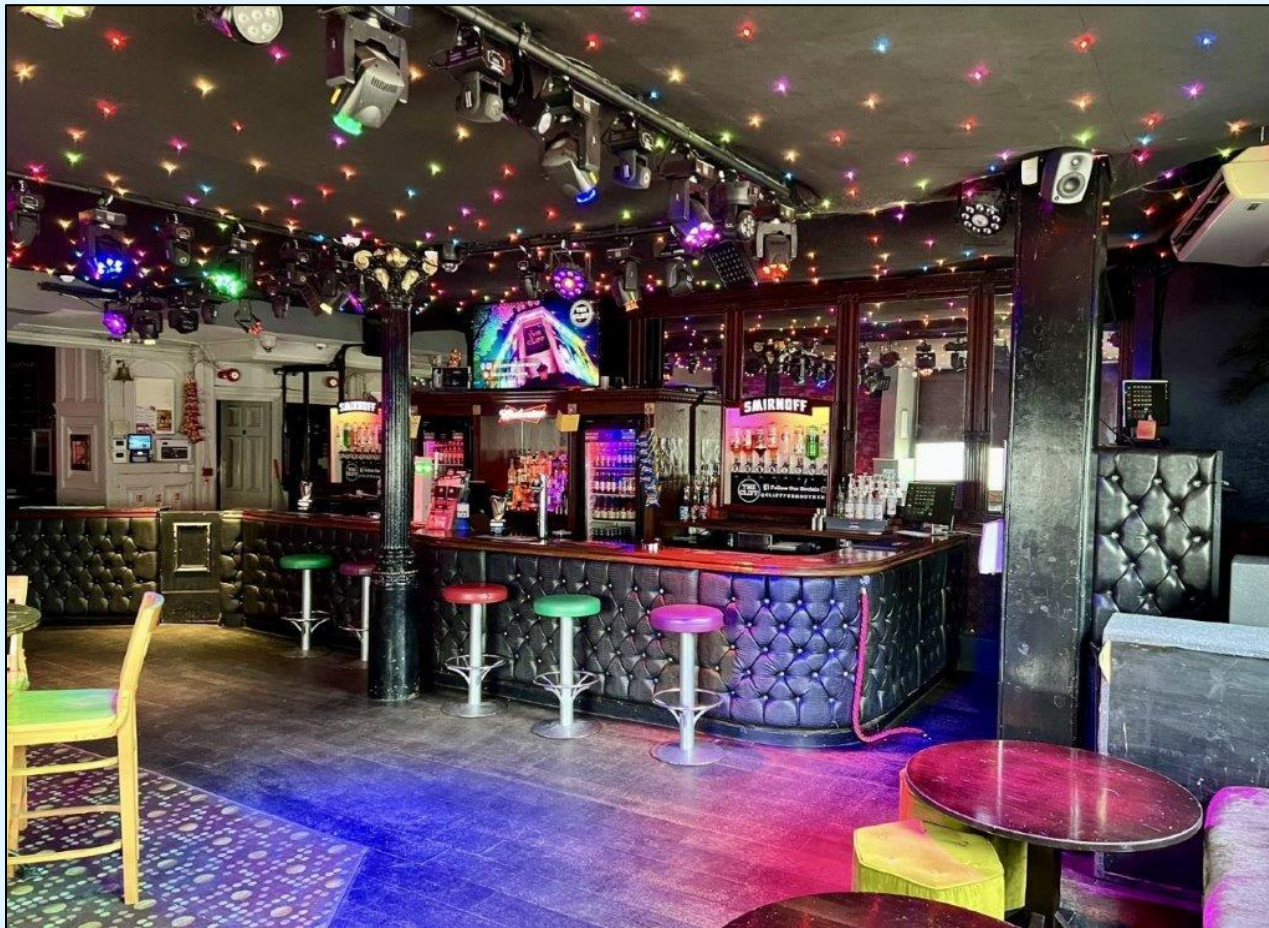


**The Cliff,
48 Hamlet Road,
Southend-On-Sea,
SS1 1HH**

Comprising a very long established and fully fitted Public/Freehouse.

Ground floor in approx. 1,250 sq.ft. plus ladies & gents WC's.

Basement stores/cellars approx. 1,795 sq.ft.
Occupying a bold corner location close to the City Centre.



Accommodation:

All floor areas are approximate and have been calculated on a Gross Internal Area (GIA) basis.

Ground Floor:	1,257 sq.ft.
Basement:	1,795 sq.ft.

Features:

- Fully Fitted & Equipped Pub/Freehouse
- Approx. 3,052 Sq.Ft. Overall
- Landmark Building
- Pavement Seating
- Very Long Established
- Tenant Experience Essential

Services:

We understand all mains services are provided. Tenants should however satisfy themselves as to the existence & adequacy of these.

Terms:

To let, by way of a FR&I lease, for a term to be agreed, at a rent of £12,000 for the 1st year. (VAT is not payable).

Business Rates:

The most recent assessment shows an adopted rateable value of £6,400. Being below the current threshold, qualifying occupants will be able to claim 100% Small Business Rates Relief.

Premises Licence:

This permits the sale of alcohol (for consumption both on and off the premises), live & recorded music & dancing. The permitted hours are Sunday-Thursday 10 am till midnight & Fridays & Saturdays 10am-1am.

Fixtures & Fittings:

A full list of the fixtures and fittings will be provided, for which a premium will be required.

Energy Performance Certificate:

A copy of the EPC (B Rating) is available on request.



Legal Fees:

The ingoing tenant will be responsible for the landlords reasonable legal fees.

Further Information & Viewings:

For further information or to arrange a viewing please contact:

Gerard Biagioni:

Tel: 01702 311 037.

Email: gerard@dedmangray.co.uk



13 Nelson Street, Southend on Sea, Essex, SS1 1EF Tel: 01702 311111 E: commercial@dedmangray.co.uk

www.dedmangray.co.uk

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

