

458 Southchurch Road
Southend-On-Sea,
Essex,
SS1 2QA

Sub
Thai Takeaway

Sienna's

Sienna's

458

07816861504

Private Functions Available

Sienna's

Grilled Paninis • Olives • Cocktails • Tea/Coffee

Bel
Mot

TO LET, SOUTHEND ON SEA ESSEX,
A3 RESTAURANT/CAFE PREMISES WITH UPPER PARTS

DEDMAN
GRAY
COMMERCIAL

Accommodation:

All areas are approximate and were been measured on a gross internal basis: Ground floor dining area 372 sq.ft. with a fitted Bar. Secondary Area: 397 sq.ft. providing access to the rear with pedestrian access. Between the two areas, a WC & store and staircase to the upper parts.

Features:

- Restaurant/A3 Premises
- On The Busy Southchurch Road
- Ground Floor 769 Sq.Ft.
- Upper Parts With 2 Rooms
- Suit Alternative Uses
- Available Immediately STS



Terms: The premises are available by way of a new effective fully repairing and insuring lease at a rent of £14,000pa. All other terms and conditions by negotiation.

Business Rates: The property is entered on the 2023 rating list with a rateable value of £6,400. Qualifying occupants will therefore be able to claim 100% Small Business Rates Relief.

Services: Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

Planning: Planning Permission was granted in 2014 for change of use from A1/Retail to A3/Restaurant/Cafe, over hours 10am-11pm Monday to Saturday & 10am-10pm Sundays & Bank Holidays.

Legal Fees: The ingoing tenant is to be responsible for the landlords reasonable legal costs.

Viewing: By prior appointment with Dedman Gray Commercial on 01702 311111.