

13 Marine Parade,
Southend-On-Sea,
Essex, SS1 2EJ



FOR SALE, MARINE PARADE (GOLDEN MILE) SOUTHEND ON SEA ESSEX
CAFE/RESTAURANT WITH FULL VACANT POSSESSION

**DEDMAN
GRAY**
Property Consultants

Description: A distinctive 3 storey building on the busiest part of Marine Parade (Golden Mile). All measurements are approximate, and were calculated on a GIA (Gross Internal Area) basis. Ground Floor Seating area 613 sq.ft. Prep area behind 195 sq.ft. Commercial kitchen & ancillary 541 sq.ft. First Floor unused seating area 632 sq.ft. with ladies & gents WC's. Second Floor residential elements 552 sq.ft.

Features:

- For Sale With Full Vacant Possession
- Distinctive 3 Storey Building
- On Southend's 'Golden Mile'
- Suit Various Uses
- Approx. 2,500 Sq.Ft. Overall
- Cafe/Restaurant & Premises



Tenure: Freehold.

Business Rates: The 2026 assessment shows an adopted value of £26,250. The 2nd floor is rated for Council Tax under Band A.

Planning Permission: Interested parties are recommended to make their own enquiries with the Local Planning Authority (Southend City Council – 01702 215 004) to ensure that the current or any proposed use is in accordance with the current planning policy.

Energy Performance Certificate: An EPC will be obtained and a copy provided upon request.

Legal Fees: Each party is to be responsible for their own legal fees.

Viewing: All arrangements to view are by appointment only. Please contact Gerard Biagioni on 01702 311 037, gerard@dedmangray.co.uk

Price: Offers In The Region of £650,000 Freehold