

CAFE AND FLAT TO LET

APPROX 603 Sq Ft (56.02 Sq M)



**216 London Road
Southend On Sea
Essex
SS1 1PJ**

Location:

Situated on the busy London Road, Westcliff, close to Southend Town centre. The property is on main bus routes into Southend and the surrounding areas. There is on street parking and public car parks close by.

Description:

This property has been trading for many years as a cafe and is being offered on a new lease with a premium of £5,000 to include some furniture fittings, fixtures and equipment.

Accommodation:

The premises have been measured on a net internal basis.

Main Cafe: 450 Sq Ft 42 Sq M

Kitchen: 153 Sq Ft 14 Sq M

Total Area: 603 Sq Ft 56 Sq M

1 Bedroom First Floor Flat

Features:

- Courtyard Area to rear
- Access to rear garden area external WC
- External access and staircase to one bedroom flat over
- Seating for approx 34 persons.

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Premium:

£5,000 for fixtures and fittings.

Rent:

£14,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Rateable Value from 2017 £5,500

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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