



## Location

Located adjacent to the Victoria Shopping Centre just off South End High Street in a mixed retail and leisure location.

The Victoria Shopping Centre and immediate area hosts a number of retail and leisure operators including an 8 screen Odeon Cinema, Slug and lettuce (Stonegate), Travelodge Hotel, Argos, Starbucks and Metro Bank.

## HIGHLIGHTS

- + Situated adjacent to the Victoria Shopping Centre
- + Nearby occupiers include Odeon, Travelodge Hotel and Slug & Lettuce (Stonegate)
- + Accommodation over ground and basement level
- + GIA approx. 855 sq m (9,199 sq ft)

## Description

The restaurant comprises the ground and basement of a four storey semi detached building of metal clad and brick elevations beneath a flat roof.

## Accommodation

The premises are configured to provide accommodation at ground and basement level. When trading, the ground floor was laid out to provide a variety of tables and seating for circa 156 covers. Ancillary accommodation includes a full catering kitchen with separate prep area, staff facilities, walk in fridge and freezer and customer toilets. The basement comprises ancillary storage.

## Approximate Floor Areas

The property has the following approximate gross internal areas.

Ground Floor	356 sq m (3,832 sq ft)
Basement	499 sq m (5,367 sq m)
<b>Total</b>	<b>855 sq m (9,199 sq ft)</b>

## 22. FORMER FRANKIE & BENNY'S, SOUTHEND ON SEA

18/20 Southchurch Road SS1 2NE

savills

