



WESTCLIFF-ON-SEA



FOR SALE

111 Chalkwell Esplanade
Westcliff-on-Sea
Essex
SS0 8JJ

Retail
785 SQ. FT. (73 SQ. M.)
Gross Internal Area

-  Freehold Investment
-  Development Opportunity
Site Area 1,162 sq. ft (107.95 sq. m)
-  Single storey detached building
in premier seafront position
-  Currently let and trading as
Saltwater Café
-  For Sale



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

In a premier seafront location at the end of Chalkwell Esplanade and the start of the Old Leigh path connecting Leigh Old town with Chalkwell and the seafront to the east.

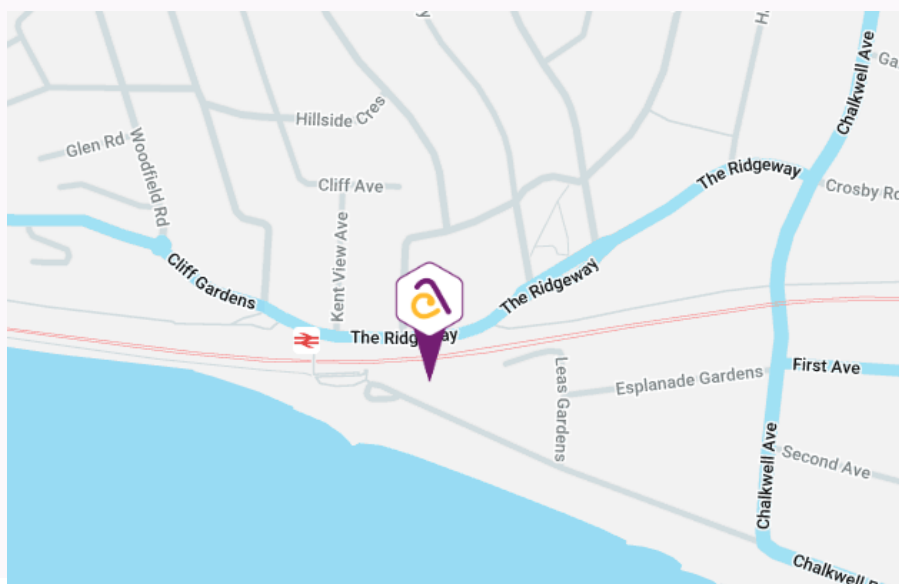
The café has been established for many years but in more recent years, under new ownership as a consequence refurbished and invigorated business.

The kiosk is single storey with residential to the eastern side and the Chalkwell bridge immediately to the west with direct access to and from the seafront and railway station.

The kiosk commands an unrivalled location.

Let on a full repairing and insuring lease, terms below.

The lease prevents the tenant from assigning their interest or sub-letting.



ACCOMMODATION

Total approx. 785 sq. ft (73 sq. m) GIA
Site Area. 1,162 sq. ft (107.95 sq. m)

Open plan area. W/c facilities.

Access & sideway to the eastern side and secure storage compound on the western side.

Lease Terms

The kiosk is let to the tenant on a full repairing and insuring lease, subject of a Schedule of Condition, for a term of 5 years expiring on the 31st January 2026. The lease precludes the tenant from assigning their interest or sub-letting. The first rent review was on 1st February 2022 and every anniversary of that date. The lease provides for an RPI review. The rent has not been reviewed under this current lease the lease does note that time is not of the essence.

Current rent £11,000 pax.

We understand the tenant would entertain a discussion on assigning the lease, enquire for further information.

BUSINESS RATE

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

EPC

Rating – D-96

TENURE

Freehold - Our clients are seeking to sell their freehold interest subject to the current lease.

PRICE

Freehold Offers invited

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Misrepresentation Act 1967

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