

SOUTHEND-ON-SEA FOR SALE



Toulouse, Western Esplanade, Southend-on-Sea, SS0 8FE

RETAIL RESTAURANT 2,325 SQ. FT. (215.7 SQ. M.)

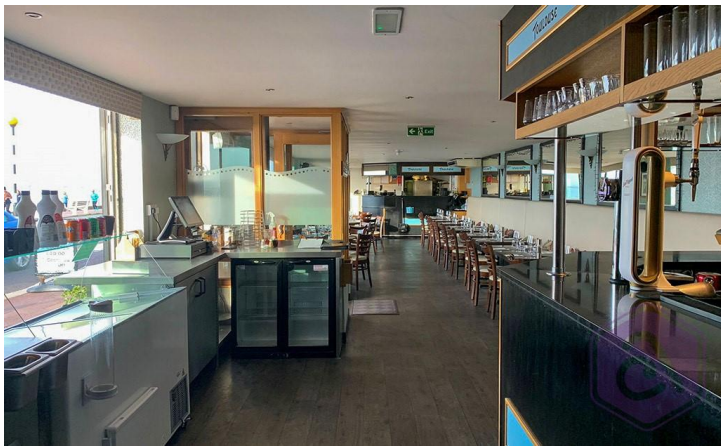
- Business for sale
- Offers in the region of £320,000 plus VAT if applicable
- Private dining area
- Located along the busy Esplanade
- Up to 80 Covers
- Busy pedestrian and vehicular traffic



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DESCRIPTION AND LOCATION

Situated on the northern side of Western Esplanade is this modern seafront bar and restaurant with a French inspired menu with banquet seating and fantastic views over the beach and Thames Estuary.

The restaurant has been well maintained throughout and offers a private dining area with seating for 24 with bifold doors across the whole area and air conditioning. The main restaurant offers another 58 covers and during the summer months, offers a takeaway serving hatch onto Western Esplanade with additional outside seating area.

The kitchen is fully fitted with 2 x Rational ovens, full Athanor Suite, a number of double under counter drinks fridges, stainless steel prep areas and two walk in fridges and is being sold with all equipment, tables chairs, cutlery etc included.

The restaurant currently opens Tuesday to Thursday 12:00pm to 8:00pm with a closing time of 10:30pm, Friday and Saturday 12:00pm to 8:30pm with a closing time of 11:00pm, Sundays 12:00pm to 5:00pm closing at 7:00pm.

The current alcohol licence is Monday to Sunday from 8:00am to 12 midnight.

Opening hours are permitted Sunday to Thursday 8am until 0.30am the following morning and Friday and Saturday 8:00am to 01:00am the following morning.

We therefore feel there is a lot more that could be done with the premises such as extending the hours to offers breakfasts/brunch etc.

Please enquire for further details on turnover etc.

Please Note – toilets are open for public use April to September

ACCOMMODATION

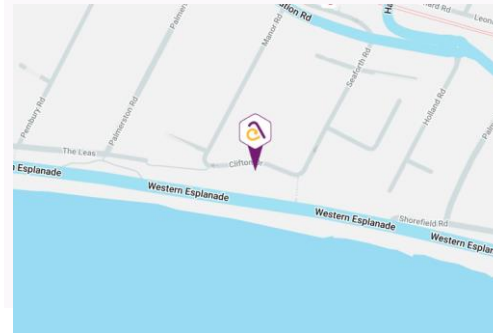
	sq. ft	sq. m.
Private Dining	250	23.2
Main Restaurant	1,188	110.3
Kitchen/ Prep area	505	46.9
Storage	210	19.4
WC's	172	15.9
Total area	2,325	215.7

EPC

Rating of B - 33

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.



Misrepresentation Act 1967

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BUSINESS RATES

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

TENURE

The property is held on a 20 year lease from 16th May 2008 at a current passing rent of £36,000 per annum exclusive.

PRICE

Our client is seeking offers in the region of £320,000 for their leasehold interest in the business.

VAT

Plus VAT if applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



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