






WESTCLIFF-ON-SEA



TO LET

60-62 Milton Road
Westcliff-on-Sea,
Southend-on-Sea,
Essex
SS0 7JX

**Vacant Restaurant Premises
2,732 SQ.FT. (253.9 SQ.M.)**

-  Former long-established restaurant
-  Close to London A13 and Southend town Centre
-  First floor function room
-  Male and Female WC's
-  Available Now



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The premises occupy a prominent position on Milton Road, close to A13 London Road, Southend town centre and the seafront the property is surrounded by many

Pubs and retail outlets

The ground floor comprises a large dining/seating area with an open kitchen and a rear kitchen with WC's and access to the first floor function room / bar

The restaurant benefits from generally well fitted. The property further benefits from an outside area ideal for 'al fresco' dining.



ACCOMODATION

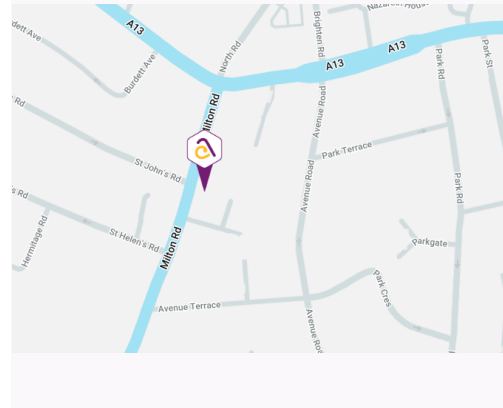
Ground floor 1,499 sq. ft (139.3 sq. m.)
First Floor 1,233 sq. ft (114.6 sq. m.)
Total area 2,732 sq. ft. (253.9 sq. m.)

TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

EPC

Rating of C - 66



BUSINESS RATES 2023

| Rateable Value | UBR | Rates Payable |
|----------------|-------|---------------|
| £18,750 | 49.9p | £9,356.25 |

Interested parties are advised to contact Southend City Council 01702 215000

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£32,000 per annum exclusive, plus VAT if applicable.

VIEWING

Strictly by prior appointment via landlords appointed agents
Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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