

# SOUTHEND-ON-SEA



# TO LET

East Beach,  
Southend-on-Sea,  
Essex  
SS3 9AE

**Unit 2 Retail Premises**  
**Approx 2,077 sq. ft (192.9 sq. m.)**

-  RARE OPPORTINTY TO LEASE  
CAFÉ ON EAST BEACH
-  PROMINENT LOCATION ON THE  
SEAFRONT
-  RENT ONLY £30,000 PA
-  PRACTICAL COMPLETION  
FEBRUARY 2024
-  FOOD USE ONLY



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**





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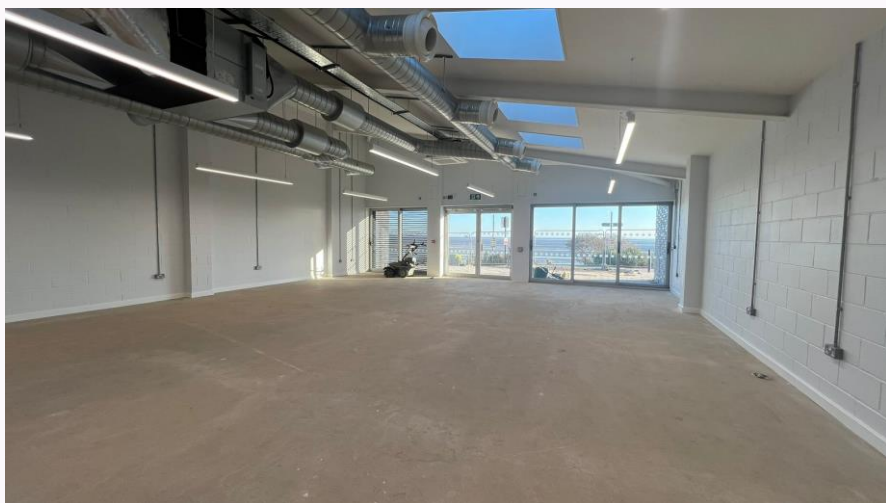
**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

A rare chance has arisen to let a retail shell unit to be used as a café for food use only. Surrounded by an idyllic setting with stretches of beach and a spectacular view of the sea.

A beautiful spot to visit which is frequented by many, whether out for a walk, a family day out or if you wanted to try a bit of watersports.

Located on East Beach, within the City of Southend on Sea having fantastic links to London City via nearby Shoeburyness rail station.



## ACCOMODATION

Café 2 - 2,077 sq. ft. (192.9 sq. m.)

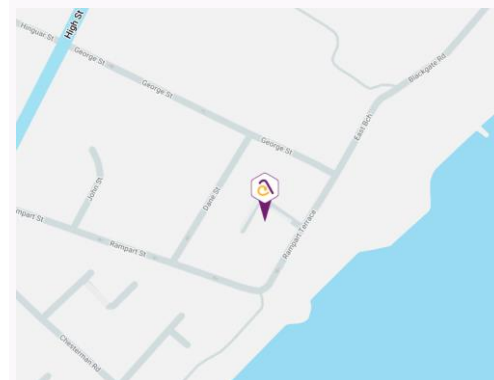
\*please note areas are approximate\*

## TERMS

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

## EPC

Awaiting EPC



## BUSINESS RATES 2023

Interested parties are advised to contact Southend City Council 01702 2115000

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

£30,000 per annum exclusive, plus VAT if applicable.

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

### Misrepresentation Act 1967

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**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

- a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ
- t. **01702 343060**
- e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)
- w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

## CHELMSFORD OFFICE

- a. Burgundy Court  
64 / 66 Springfield Road  
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)
- w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)