



# SOUTHEND-ON-SEA



# FOR SALE

Hotel Site with Potential for Development  
Aviation Way,  
Southend-On-Sea,  
Essex,  
SS2 6UN

**Site Area 6.34 ACRES (2.56 HA)**

-  INVESTMENT/DEVELOPMENT
-  SITE EXTENDS TO APPROX 6.34 ACRES
-  FREEHOLD FOR SALE
-  PREMIER LOCATION ADJACENT TO SOUTHEND AIRPORT
-  PRICE ON APPLICATION



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

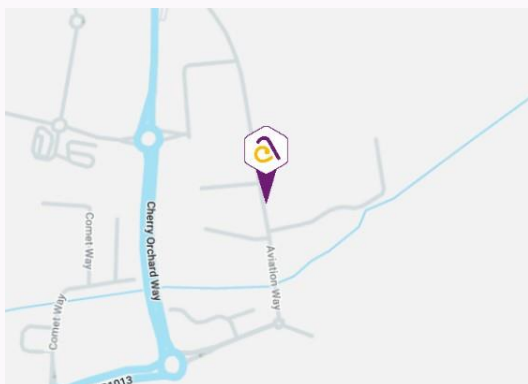
The site lies to the northwest of Southend On Sea town, within 4.5 miles of Rayleigh town centre and within a mile of the A127 Arterial Road. The site is in a premier location at the entrance to Aviation Way, opposite is the Athenaeum club and Jaguar Land Rover.

Formerly the iconic Zero 6 Nightclub the buildings were built by the Budge Brothers back in 1972. Subsequently becoming a successful hotel and function suite. The site extends to approx. 6.34 acres with massive potential for development either leisure or employment uses – interested parties must make their own enquires of Southend City Councils planning department.

## PLANNING

Since the early 70's the property has been used for leisure and hotel accommodation. It is within a valuable employment area surrounded by an array of users from luxury spa, manufacturing, dentist surgery, several main car dealerships, offices, and gymnasiums.

Interested parties must make their own enquires of Southend City Council



## ACCOMMODATION

Approx 55,000 sq.ft of built area (Not Measured).

Comprising mostly single storey accommodation of 72 bedrooms meeting rooms, offices, two smaller function rooms, restaurant and bar, enormous function suite all connected to W/C's, cloakrooms and kitchen. The Guest Rooms are between two buildings.

In excess of 6.34 acres with only 20% building site coverage. There is extensive parking to both the front and side of the buildings.

## TENURE

Our clients are seeking to sell their freehold interest with vacant possession

## BUSINESS RATES

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

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

## PRICE

Our clients pre seeking (to sell their freehold). Interest with vacant possession offers invited

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via vendors appointed agent Ayers & Cruiks.

### 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.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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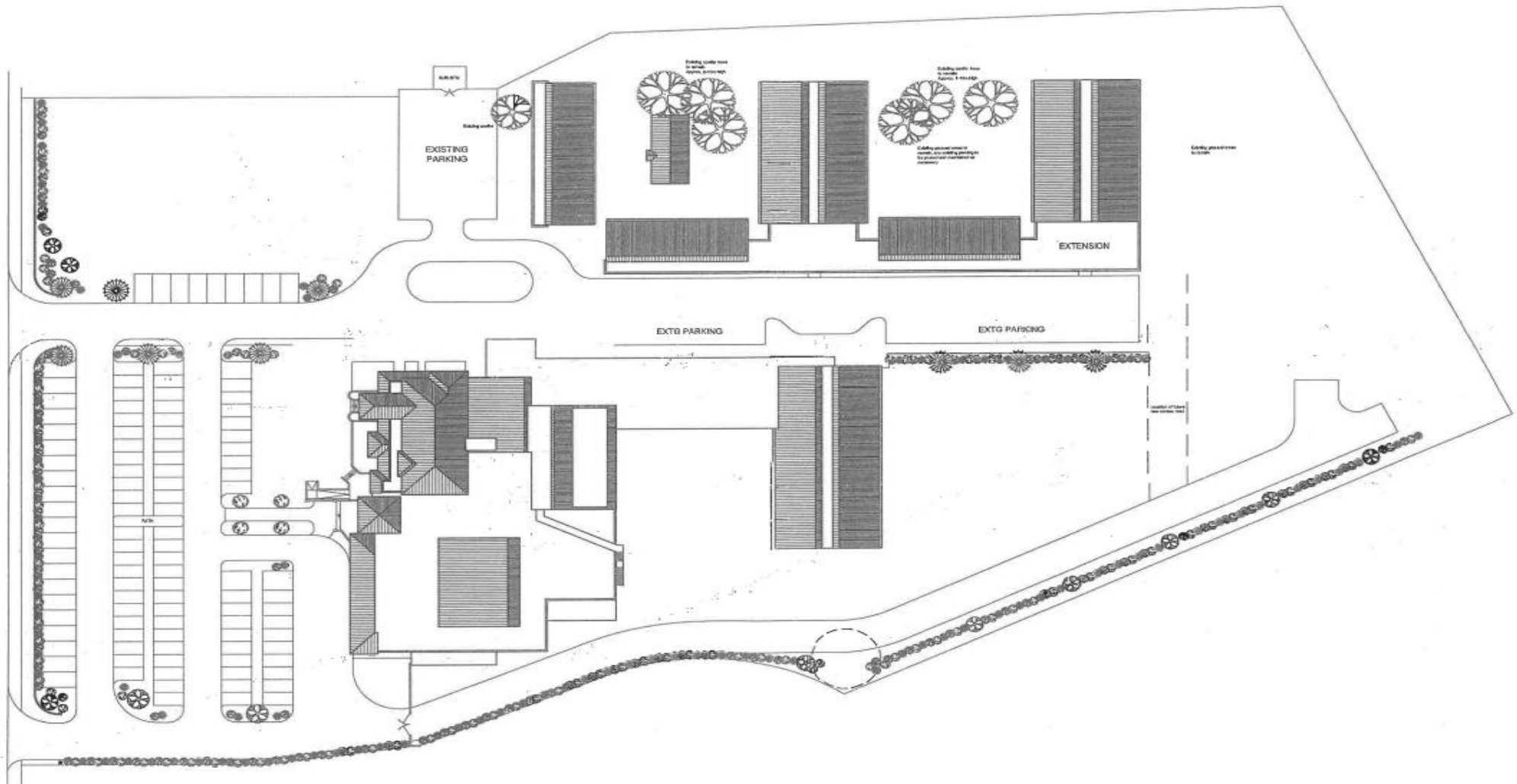
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