

# SOUTHEND-ON-SEA

**EXPRESSIONS OF INTEREST BY  
THURSDAY 29th FEBRUARY**



## TO LET

Southend Marine Activities  
Centre  
Eastern Esplanade,  
Southend-on-Sea,  
SS1 2YH

### LEISURE

From 1,024 to 3,392 SQ.FT.  
(95 to 315 SQ.M.)

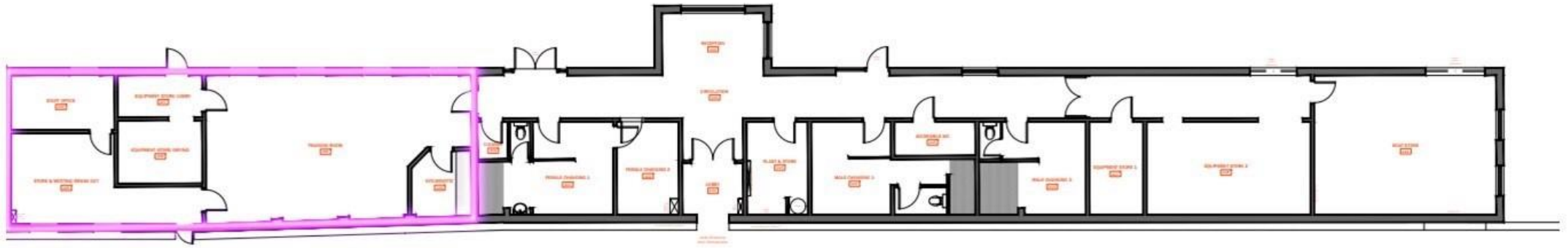
-  Located on the Eastern Esplanade directly fronting the beach
-  Close to bars and restaurants
-  Potential for variety of uses (STP)
-  Rent on application
-  Prominent frontage



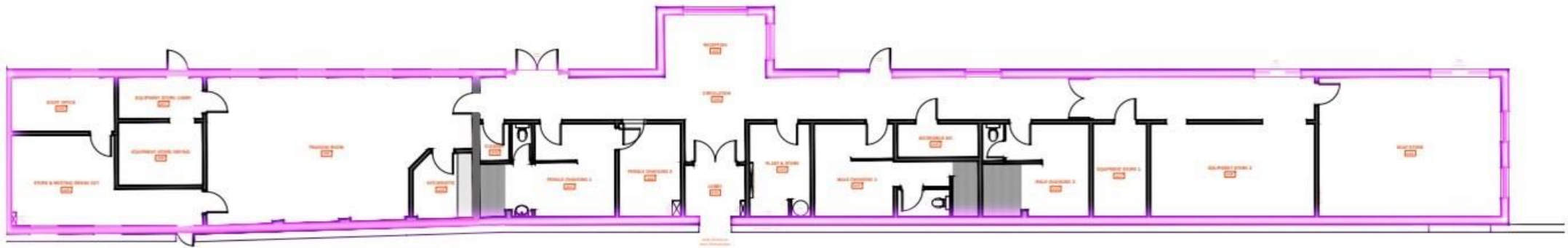
**Ayers & Cruiks**  
COMMERCIAL

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

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



PART



WHOLE



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# DESCRIPTION AND LOCATION

On behalf of our client, Southend-on-Sea City Council, we are pleased to offer the former Southend Marine Activity Centre. The 'SMAC' is located on Eastern Esplanade on the southern side directly fronting the beach and forms part of the sea wall.

The property is a short distance of Southchurch Park and many restaurants, bars and is situated approx. ½ mile east of the Sea Life Centre and 1 mile of Adventure Island.

The premises is a single storey property which comprises of an open reception area, former changing rooms and classrooms, store rooms and offices along with W.Cs and kitchenette.

The property may be used for a variety of uses, subject to planning and landlord consent being obtained as a condition of lease.

*Please Note: Although the property has access to the beach, none of the beach is included within the demise.*

*However the slipway may be included in any offer proposed on full repairing terms.*

*This property is currently listed as an asset of community value.*

## ACCOMODATION

Building Area from 1,024 to 3,392 sq. ft. (95 to 315 sq. m.)

Slipway may be included within the proposed lease on a tenant full repairing basis.

## TERMS

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

## EPC

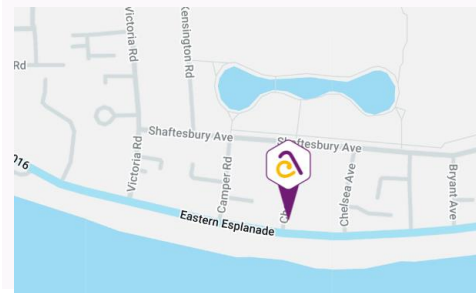
Awaiting EPC

## TENURE

Leasehold

## RENT

Rent on application



## 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.



## BUSINESS RATES 2023

Interested parties are advised to contact Southend City Council 01702 215000

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## EXPRESSIONS OF INTEREST

Any expression of interest must contain sufficient confirmation of the leasehold terms being offered by the applicant, details of Tenancy Application Form and Offer Information Requirements are set out in the attached and should be considered and completed by each applicant. Expression of Interest may be offered for part (as proposed plan) or as a whole.

Any offer proposed must include applicant's intentions to undertake works required to comply with Minimum Energy Efficiency Standards (MEES)

Expressions of interest should be provided to the offices of Ayers & Cruiks

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



**Ayers & Cruiks**  
COMMERCIAL

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