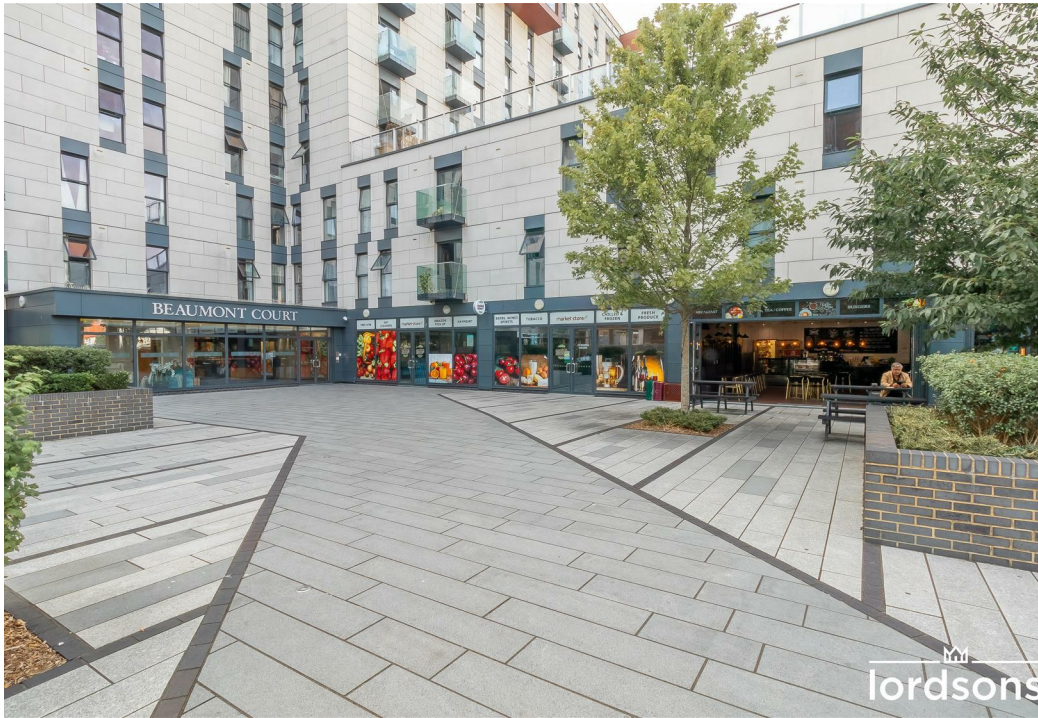


Victoria Avenue, Southend-on-Sea, Essex, SS2 6EB
Offers Over £70,000
Council Tax Band: Exempt



Lordsons are pleased to bring to market this Charming Café/Restaurant in Southend-on-Sea

Location: Victoria Avenue, Southend-on-Sea, Essex

Description:

Nestled in the heart of Southend-on-Sea, this delightful café/restaurant offers a unique opportunity to own a thriving business in one of Essex's most vibrant coastal towns. Perfectly positioned to attract both locals and tourists, this property provides a warm and inviting atmosphere ideal day or night meet up.

Property Features:

Prime Location: Situated on a bustling street with high foot traffic and close proximity to Southend City Centre. Walking distance from Southend Victoria train station, serving East Anglia in to London Liverpool Street. The café/restaurant benefits from excellent visibility and accessibility, making it a favourite spot for both regular patrons and visitors exploring the area.

Inviting Interior: The interior boasts a chic, contemporary design with a cosy, relaxed ambiance. Featuring comfortable seating arrangements, stylish décor, and ample natural light, the space creates an ideal setting for enjoying a leisurely coffee or a delightful meal. 1900 sq ft area includes a well-designed dining area that can accommodate both intimate gatherings and larger groups.

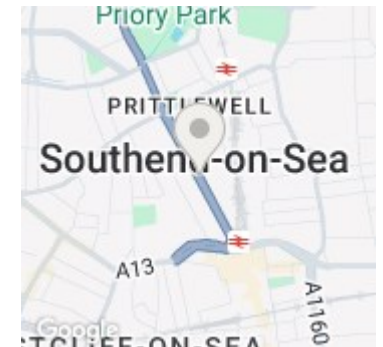
Fully Equipped Kitchen: The property comes with a fully equipped kitchen, complete with modern appliances and fixtures. The kitchen is designed to handle a high volume of orders, making it perfect for a diverse menu ranging from gourmet coffees and pastries to savoury brunch and lunch options.

Charming Outdoor Space: An additional asset is the charming outdoor seating area, which provides a pleasant spot for al fresco dining. This space is ideal for enjoying Southend's mild climate and is perfect for attracting customers looking to relax in the fresh air.

Established Business: The café has built a strong reputation in the local community with a loyal customer base. It features a well-established brand, complete with an inviting on



Lordsons



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	