

640 London Road, Westcliff-On-Sea, SS0 9HW

POA

Council Tax Band: B



*** BUSINESS SALE - POA ***

Lordsons present to market a Pizzeria - licensed restaurant located on the bustling London Road/A13 area.

Key features and details:

Property Type: End of terrace ground floor property

Size: Approximately 600 sq.ft

Seating Capacity: Indoor seating for 28 customers, with additional front decked seating for 8 al-fresco

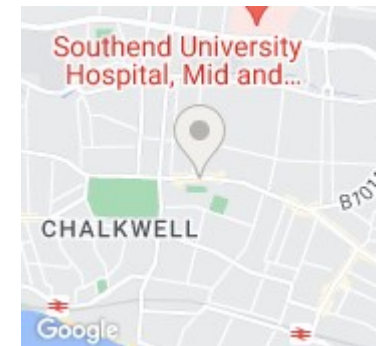
Kitchen: Fully equipped commercial kitchen, including a walk-in cold room

Parking: Rear yard/access with parking space for 3 vehicles

Location: Situated on the busy A13/London Road, surrounded by both corporate and independent retailers



Lordsons



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |