

# SOUTHEND-ON-SEA, ESSEX



# TO LEASE

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

**RETAIL PREMISES TO LEASE**  
**Approx. 2,077 sq. ft. 192.96 sq. m.**



**RARE OPPORTUNITY TO LEASE**  
**CAFÉ ON EAST BEACH**



**PROMINENT LOCATION ON THE**  
**SEAFRONT**



**FROM 2,077 SQ. FT. WITH 2-3**  
**UNITS BECOMING AVAILABLE**  
**(TO BE DEVELOPED)**



**EXPRESSIONS OF INTEREST BY**  
**FRIDAY 10<sup>TH</sup> JUNE 2022**



**ON BEHALF OF SOUTHEND ON**  
**SEA CITY COUNCIL**

Not to scale and  
for indication  
purposes only



**Ayers & Cruiks**  
**COMMERCIAL**

**t. +44 (0)1702 343060**  
**w. ayerscruiks.co.uk**

# DESCRIPTION AND LOCATION

A rare chance has arisen to let 2 – 3 retail shell units to be used as a café or alternative uses (subject to planning). 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 1 2,077 sq. ft. 192.96

Café 2 2,077 sq. ft. 192.96

Café 3 (TO BE CONFIRMED)

\*Please note all areas are approximate\*

Rent on application

Units to be developed and seeking expressions of interest.

Offers invited for leasehold interest.

**Expressions of interest due by midday Friday 10<sup>th</sup> June 2022 – please enquire for further details**

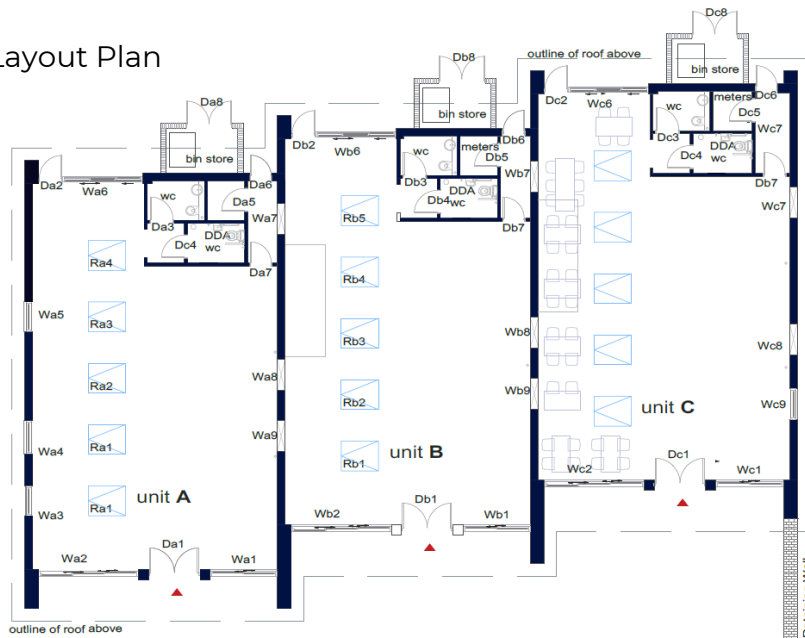
## TERMS

Full repairing and insuring lease for a term to be agreed. Lease to be excluded from the security of tenure provisions afforded by The Landlord and Tenant Act 1954

## VIEWING

Strictly by prior appointment via **Ayers&Cruikis**.

Layout Plan



Not to scale and for indication purposes only

Location Plan



### Misrepresentation Act 1967

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