

REF: C3303

MODERN RESTAURANT WITH MEZZANINE & 2AM LICENCE—FOR SALE—SOUTHEND, ESSEX
CLOSE TO THEATRE – FULL A3 & ALCOHOL LICENCE
KNOWN AS A RESTAURANT VENUE FOR OVER 30 YEARS
IDEAL VENUE FOR PRIVATE FUNCTIONS & EVENTS
TURNOVER £7,000 PER WEEK – ONLY LUNCH AND EVENING TRADE



FORCED SALE DUE TO ILL HEALTH – SOUTHEND-ON-SEA, ESSEX – £125,000 LEASEHOLD + SAV



- TURNOVER £7,000 PER WEEK
- RENT £30,000 PER ANNUM
- RATES £TBC PER ANNUM



- 15 YEAR LEASE (14 REMAIN)
- A3 & ALCOHOL LICENCE (2AM)
- 1,700 SQ.FT (APPROX.)

LOCATION

Located in Southend-On-Sea, Essex, the restaurant sits within one of the town's busiest commercial zones, surrounded by strong retail, hospitality and dense residential housing. The area benefits from constant daily footfall, steady commuter movement and heavy seasonal visitor traffic from the nearby seafront, Southend Pier and Adventure Island.

A major advantage is its close proximity to The Cliffs Pavilion, a landmark theatre attracting hundreds of thousands of visitors each year for major touring shows and events. This delivers powerful pre and post show dining demand and makes the location one of Southend-On-Sea's most reliable and high-performing trading positions.

THE BUSINESS

This is a modern, fully fitted restaurant offering a unique two-storey layout with a mezzanine floor overlooking the bar and a bright glass frontage. Seating 50 covers, with easy scope to increase to 60+, the venue is highly popular for private functions, celebrations and family dining. The business operates with a full A3 licence and a rare 2AM alcohol licence, giving huge potential for late-night trade, private hire and extended events.

The restaurant currently trades only for lunch and evening service, achieving a solid £7,000 per week turnover with clear room for growth under a more driven operator. Held on a 15-year lease with £30,000 rent and private parking to the rear, this is a genuine opportunity created solely due to the vendor's ill health. A long-established restaurant site for over 30 years, offering strong foundations and exceptional upside for a new owner.

RATES

We are informed by the seller they pay: £ TBC per annum. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

We understand from our vendor client that the current turnover averages at £7,000 PER WEEK, working on an excellent profit margin.

TRADING HOURS

Sunday – Thursday 1200 – 2300. Friday & Saturday 1200 - 0100 .

Monday—CLOSED.

REASON FOR SALE

Ill health sale—must be sold.

LEASE

The premises are held on a 15 year lease with 14 years remaining. Current rental of £30,000 per annum. Pre set rent review December 2028—£36,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: glass frontage, awning, CCTV, air-conditioning, fully fitted show bar, ample room for 50-60 internal covers across both floors, show stairs to first floor, mezzanine over looking bar—ideal for private higher and parties, large separate male and female toilets (ample space that could be reduce to increase side of restaurant), Fully fitted commercial kitchen with extractor canopy and full induction system, separate wash up area, ample storage, owners private office, detached storage to rear, ample private parking for 2-3 cars.

STAFF

Vendor operated with the help of 2-3 kitchen staff and 1-2 front of house.

STAFF COSTS: £1,000—£1,200 PER WEEK (dependent on events).

LEGAL FEES

Each party is to cover their own legal fees and 50% contribution to all landlord costs, or otherwise negotiated as part of the sale.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF £125,000 priced to reflect the remainder of the lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.



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*‘Our **business** is selling your **business**’*

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