



Bobby Jo's Diner, Eastern Esplanade, Southend-on-Sea SS1 2ER

To Let by way of lease assignment
& premium sale

Rent: £24,200 PA +Vat

F&F to be purchased if required

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- Rent: £24,200 PA +VAT
- Equipment to be purchased if required
- 10 year lease from Oct 2022
- A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaway
- High volumes of passing trade & seasonal tourism

Summary

Size - 1,216 sq ft

Rent - £24,200 per annum

Premium - F&F to be purchased if required

Business Rates - £14,750

Legal Fees - Both parties will be responsible for their own fees

VAT - Applicable

EPC - D (76)

Description

Offered To Let by way of lease assignment, Bobby Jo's Diner is an Informal restaurant serving traditional American food/drink including burgers, hotdogs and shakes. Located solely on the ground floor, it offers chair and booth seating and takeaway services for its customers. The property features welfare facilities, a service and drinks counter and a fully fitted, operational kitchen with extraction.

Location

Bobby Jo's Diner is situated on Eastern Esplanade Road in Southend-on-Sea, a resort town on the Thames Estuary in Essex, southeast England. The diner benefits from fronting a large public pay and display car park and is a short walk from Jubilee Beach.

Accommodation

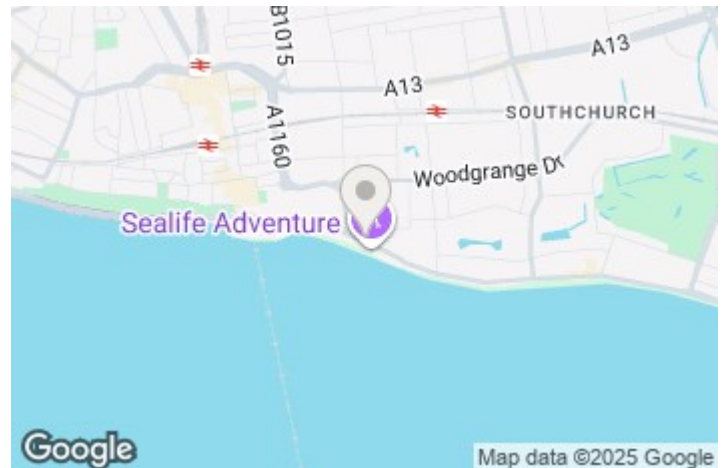
The accommodation comprises the Ground Floor space comprising 1,216 sq ft/112.97 sq m

Terms

Offered to let by way of lease assignment with 8 years remaining on a 10 year FRI agreement from October 2022. The annual rent is set at £24,200 plus VAT. A one time premium payment of £40,000 is required for the Fixtures and Fittings and the trading name. A deposit equivalent to three months' rent is required, as well as a contribution towards the Building's Insurance. Rent payments are paid quarterly in advance.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

