



FOR SALE (FREEHOLD) WESTCLIFF ON SEA ESSEX
INVESTMENT OPPORTUNITY & AIR B&B BUSINESS

**DEDMAN
GRAY**
Property Consultants

32-34 St. Helens Road, Westcliff-On-Sea, Essex, SS0 7LB

Comprising a well regarded & long established Restaurant trading for over 40 years in approx. 1,400 sq.ft. let with an income of £18,000, a s/c 2 bedroom flat above let with an income of £12,225pa & an elegant Air B&B business producing additional income.

Accommodation:

All measurements are approximate, and were measured on a gross internal basis. Three adjoining seating areas of 213 sq.ft., 201 sq.ft. & 123 sq.ft. Bar/Servery 190 sq.ft. behind which are a wine store, general store & laundry room with staff WC facilities.



Ladies & Gents WC's. Fully equipped commercial kitchen & adjoining prep room with walk-in coldroom in a total of some 478 sq.ft. Rear yard with store and fire escape access. All floor areas are approximate and have been calculated on a Gross Internal (GIA) basis.

Upper Parts:

Flat (36 St Helens Road). Comprising a self-contained 2 bedroom flat with a lounge, kitchen, bathroom & WC. Let on an AST with a rental income of £12,225pa.

Air B&B (32a St Helens Road). An elegant arrangement of domestic space with 2 bedrooms, lounge, kitchen, bathroom & WC. Rated as 'exceptional' with a score of 9.7 on Booking.com

Features:

- Mixed Investment Opportunity
- 60 Cover Licenced Restaurant
- Established Over 40 Years!
- Self-Contained 2 Bedroom Flat
- Elegant 2 Bedroom Air B&B
- Restaurant In Approx. 1,400 Sq.Ft. Overall

Investment Summary:

The ground floor Restaurant is let for a term of 15 years from the 18th March 2025 at a rent of £18,000pa, subject to 5 yearly rent reviews. The flat above is let by way of an AST at a rent of £12,225pa.

Tenure:

Freehold.

Business Rates:

The most recent rating assessments show adopted values of £12,500 for the Restaurant & £2,500 for the Air B&B.

Energy Performance Certificates:

Copies of the EPC's are available on request.

Asking Price: £650,000 Freehold



Legal Fees:

Each party to bear their own legal fees.

Viewing:

All arrangements to view are by appointment only via Gerard Biagioni on 01702 311 037.



