

La Petite Petanque
Café/Restaurant
Southend On Sea
Essex



**DEDMAN
GRAY**

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For Sale. La Petite Petanque Café/Restaurant Southend On Sea Essex

La Petite Petanque Café/Restaurant

Southend On Sea, Essex

One of Southend's most celebrated Restaurants/Cafes in a unique and idyllic location. Within an art-deco building in Southend's conservation district. A total of approx. 1,500 sq.ft. overall with covers for 56-60.

- Celebrated Restaurant/Café
- In Southend's Conservation District
- Detached Art-Deco Building
- Covers For 56-60
- Lease With 67 Years Remaining
- An Exciting & Rare Opportunity

The Property

A very distinctive art-deco property in a total of approx. 1,500 sq.ft. The principal dining area (706 sq.ft.) provides for 34 covers. Laid with a quality parquet floor and Bar/Servery and high ceiling. Feature conservatory (276 sq.ft.) with another 22 covers. Commercial kitchens/prep areas approx. 340 sq.ft.

Ladies, gents & disabled persons WC's.

Turnover

The sales for the year ended 31st March 2017 were approx. £298,000.

Premises Licence

The Premises Licence permits the sale of alcohol: Sunday to Thursday 10am till 6pm and Fridays and Saturdays 10am till 10pm, extended to 10.30pm Valentine's Day, Christmas Eve and Bank & Public holidays.





Tenure

Southend On Sea Council lease Granted for 75 years from 5th October 2009.

Rent:

£15,000 per annum, subject to reviews every 5th year; the next in 2019.

Business Rates:

The 2017 valuation describes the property as Cafe & Premises with a value of £11,250. This is below the April 2017 threshold of £12,000 and therefore, qualifying occupiers will be able to claim 100% relief.

Energy Performance Certificate:

Available on request.

Legal Fees:

Each party is to be responsible for their own legal fees.

Asking Price:

£95,000

Viewing:

All appointments to view via Gerard Biagioni of Dedman Gray Business Sales on 01702 311 037.

Dedman Gray

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