

The Mews, 2 Nelson Mews
Southend-On-Sea, Essex, SS1 1AL



FOR SALE,
SOUTHEND ON SEA ESSEX RENOWNED BAR/RESTAURANT



One of Southend's best known Bar/Restaurants nestled on the borders of the Conservation district and the Town's bustling High Street. Comprising a distinctive link-detached property over ground, first floor and basement (stores) in approx. 4,000 sq.ft. overall. Basement Stores/Office & Coldroom 1,250 sq.ft. Ground Floor Bar/Restaurant 1,375 sq.ft. with 20 covers. Ladies & Gents WC's. First Floor Restaurant approx. 1,250 sq.ft. with 40 covers. Customer & staff WC's. Separate commercial kitchen & washing up areas and fire exit. Adjacent municipal car park where parking is free after 6pm Monday to Saturday and after 5pm Sunday.

Turnover We are advised that these are between £10,000 and £14,000 per week Summer & Winter respectively, including VAT. Trade split 60% Food 40% Wet sales.



Hours: Monday closed. Tuesday- Thursday 12noon till 11.30pm. Friday & Saturday 12 noon till 1am. Sunday from 12 noon, and closing dependent on seasonal trends.

Premises Licence: Regulated entertainment comprising live and recorded music and dancing. Hours Sunday to Thursday 10am till Midnight. Friday & Saturday 10am till 00.30 on the following days. (An application is in hand for the hours to be extended on Fridays and Saturdays until 3am the following days).

Staff: The business is fronted by one of the two owners, drawing from a pool of 12/13 staff depending on the time of year and level of trade, some of which are part time.

Tenure: Leasehold. For a term of years to be agreed, at a rent of £72,000pa plus VAT. The purchaser/tenant will need to demonstrate not only 'covenant strength' but also that they have sufficient experience in the Catering, Licenced & Hospitality industry.

Method Of Sale: This comprises the sale of an existing business and will therefore be subject to the usual TOGC and TUPE regulations.

Business Rates: The 2017 rating valuation shows an adopted value of £36,000. That results in Rates payable of approx. £18,000 pa.

Viewing: All appointments to view are via Gerard Biagioni on 01702 311 037 or 07956 887 033.



