



Dick de Vigne's  
2-4 Warrior Square  
Southend-On-Sea  
Essex, SS1 2JE

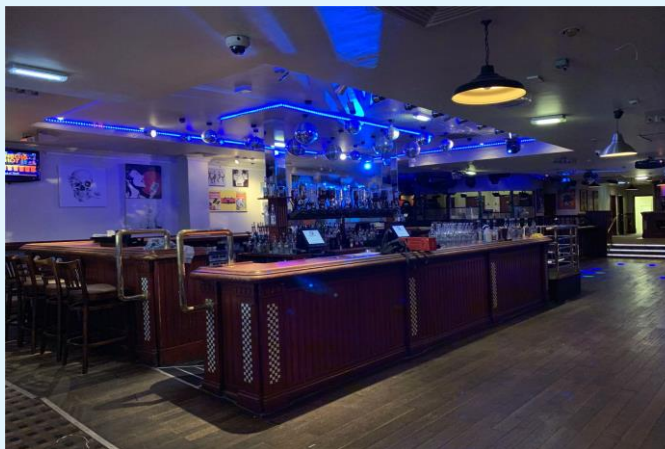
FOR SALE/TO LET SOUTHEND ESSEX  
NIGHTCLUB PREMISES IN APPROX. 6,700 SQ.FT. LICENCED FOR 500!





The current home of Dick de Vigne's, which is perhaps Southend's most iconic Nightclub. Dedman Gray Property Consultants have been instructed to offer for sale the virtual freehold (a 999 year lease) and/or seek offers for a leasehold interest in the property. In approx. 6,700 sq.ft. on one level with full light and sound systems. Licenced from 9am till 4am 7 days a week

- Established Night Club Venue
- Just Off Southend High Street
- Approx. 6,700 Sq.Ft.
- Licenced Till 4am
- Full Light & Sound Systems
- Close Other Known Attractions



#### **Property:**

A regularly shaped property, in a total of approx. 6,700 sq.ft. the majority given over to seating/standing space, Bars, dancefloor & DJ podium. (External covered smoking area fronting Warrior Square). In addition, there are a number of ladies & gents toilet blocks with DD compliant facilities. Further staff room and WC facilities and Offices. Rear kitchen and cellars with secure spirit store and side access for deliveries.

#### **Premises Licence:**

The Premises Licence permits the sale of alcohol, both on and off the premises, along with regulated entertainment including plays, films, indoor sporting events, live and recorded music and dancing. Alcohol may be sold 7 days a week from 9am till 4am the following day. If required to do so, our Client and the DPS will cooperate with the transfer of the licence.

#### **Tenure:**

Our Client is seeking to sell the 999 year lease, or grant a FR&I lease.

#### **Business Rates:**

The 2017 rating valuation shows an adopted value of £82,500. This results in an annual rates bill of approx. £41,000.

#### **Method Of Sale:**

This comprises an asset sale only, with offers being invited for the 999 year lease. Alternatively, rental offers are invited for the benefit of a new FR&I lease. In either event, all trade fixtures and fittings will be included.

#### **Energy Performance Certificate:**

A copy of the EPC (rating D: 76-100) is available on request.

**Offers are invited for the 999 year lease.  
Rental offers are also invited**







#### Legal Fees:

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

#### Viewing Arrangements:

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