

The Old Vienna Restaurant  
162 Eastwood Road, Leigh on Sea,  
Essex SS9 3AG



For Sale  
Established Restaurant. 5,522 Sq.Ft. on 0.29 Acre Plot. Potential Development Opportunity.

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## The Old Vienna Restaurant, 162 Eastwood Road, Leigh on Sea, Essex SS9 3AG

### Location

Trading for over 80 years, most recently as The Old Vienna Restaurant, this prominent landmark building is located on Eastwood Road, adjacent to the junction with Blenheim Chase. Whilst the location is primarily residential, Belfairs Golf Club is a short distance to the west. Via Eastwood Road, the property is approximately 1.4 miles from Old Leigh, the seafront and Leigh on Sea railway station (London Fenchurch Street approx. 45 minutes). The A127 Southend Arterial Road is approximately 1.4 miles to the north of the property. Southend town centre is approx. 4 miles to the east.

### Description

The property comprises a two storey building originally constructed in the 1920's, extensively altered and modified since. The property is licensed for 170 covers downstairs with commercial kitchen including staff changing rooms and two store rooms, two separate restaurants and bar on the ground floor (100 / 60 covers respectively) plus first floor function room for additional 60 covers. Toilets on ground and first floors plus staff changing room and toilet, restaurant office and store rooms. Current Premises Licence till 1 am, and with private parking for 18 cars. There is a telecoms mast located on the roof of the building which is held upon an 18 year lease from 2005 to Hutchinson 3G Ltd, at an annual rental of £7,000 per annum exclusive.

### Accommodation

Ground floor	4,054 Sq.Ft. (376.62 SqM)
First floor	1,467 Sq.Ft. (136.28 SqM)
<b>Total</b>	<b>5,522 Sq.Ft. (512.99 SqM)</b>
Site Area	0.29 Acres (0.11 ha)

### Tenure

The property is offered for sale freehold, subject to the existing tenancy. The vendor will consider a sale upon an unconditional or subject to planning basis. Further details upon application.

### Price

Offers in excess of £1,000,000 exclusive are sought.

### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

### EPC

The property has an EPC rating of C – 69.

### Business Rates

Interested parties are advised to make their own enquiries of the Local Authority, Southend Borough Council.

### Legal Fees

Each party to bear their own legal fees incurred.



### Customer Protection Regulations

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

### Contact

Strictly by appointment via joint sole agents:

**Gerard Biagioni, Dedman Gray**

Tel: 01702 311 037

Email: [gerardbiagioni@dedmangray.co.uk](mailto:gerardbiagioni@dedmangray.co.uk)

**Tim Collins, Kemsley LLP**

Tel: 01245 358 988

Email: [tim.collins@kemsley.com](mailto:tim.collins@kemsley.com)

**Paul Cooper, Kemsley LLP**

Tel: 01268 290 291

Email: [paul.cooper@kemsley.com](mailto:paul.cooper@kemsley.com)

