



Bobby Jo's Diner

11-12 Eastern Esplanade, Southend-on-Sea, SS1 2ER

**To Let by way of lease assignment
& premium sale**

Rent: £24,200 PA +Vat

Premium: £125,000 to include F&F

1,216 sq ft
(112.97 sq m)

- £125k Premium to included fixtures, fitting and trading name
- 10 year lease from Oct 2022
- Southend-on-Sea Location situated on Eastern Esplanade Rd
- High volumes of passing trade & seasonal tourism
- A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaway

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Summary

Available Size	1,216 sq ft
Passing Rent	£24,200 per annum
Premium	£125,000
Rateable Value	£14,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Description

Offered To Let by way of lease assignment, Bobby Jo's Diner is an Informal restaurant serving traditional American food/drink including burgers, hotdogs and shakes.

Located solely on the ground floor, it offers chair and booth seating and takeaway services for its customers. The property features welfare facilities, a service and drinks counter and a fully fitted, operational kitchen with extraction.

Location

Bobby Jo's Diner is situated on Eastern Esplanade Road in Southend-on-Sea, a resort town on the Thames Estuary in Essex, southeast England. The diner benefits from fronting a large public pay and display car park and is a short walk from Jubilee Beach.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground	1,216	112.97	£24,200 /annum	Available
Total	1,216	112.97		

Viewings

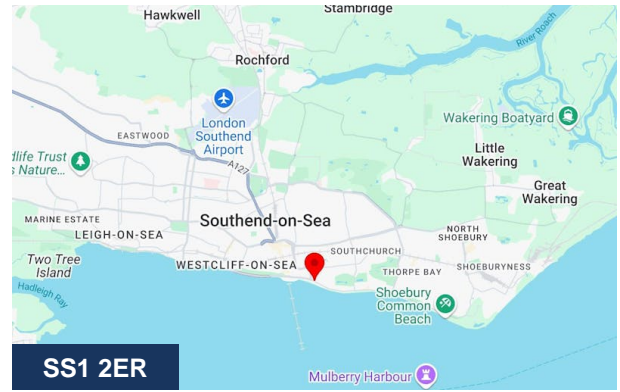
Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered to let by way of lease assignment with 8 years remaining on a 10 year FRI agreement from October 2022. The annual rent is set at £24,200 plus VAT. A one-time premium payment of £125,000 is required for the Fixtures and Fittings and the trading name. A deposit equivalent to three months' rent is required, as well as a contribution towards the Building's Insurance. Rent payments are paid quarterly in advance.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



Viewing & Further Information

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