

FORMER REVOLUTION BAR, SOUTHEND FOR SALE OR TO LET



(Historic Photo)

FORMER REVOLUTION BAR, 8-14 QUEENS RD, SOUTHEND-ON-SEA, ESSEX, SS1 1LU

- Excellent leisure space in town centre
- Formerly an opulent, late-night bar with valuable late licence
- Potential for various other uses within a broad planning spectrum
- Includes upper parts suitable for residential use

OFFERS IN THE REGION OF £90,000 PER ANNUM + VAT IF APPLICABLE

OFFERS INVITED FOR THE FREEHOLD INTEREST WITH VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT sole selling/letting rights

COUNL461

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Location

The property fronts Queens Road, less than 100m in from Southend Victoria Railway Station in a busy retail and commercial district within a vibrant town centre. The prime retail pitch on High Street, is a few doors from the property.

A host of leisure operators are within very close proximity including Nando's, Burger King, McDonalds and Slug & Lettice.

[Link to Street View](#)

Description

A large, mid-terraced, three-storey building above basement of mid-20th Century style. Additional two storey extension to rear. All buildings have a flat roofs. Small secure yard to rear.

Internally, the venue is partially fitted, contemporary style bar with ancillary storage. Customer trading areas to ground floor with fitted seating throughout and side bar servery. Additional bar and customer trading to first floor, with commercial kitchen, customer toilets, bottle store and staff area. Basement used for storage purposes. Second floor comprises office space.

Basement	107 sq. m	(1,151 sq. ft.)
Ground Floor	402 sq. m	(4,325 sq. ft.)
First Floor	368 sq. m	(3,960 sq. ft.)
Second floor	166 sq. m	(1,786 sq. ft.)
Total	1,043 sq. m	(11,222 sq. ft.)

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of the Southend-on-Sea City Council, it is understood the property historically had a Premises Licence permitting the sale of alcohol from 11:00 am until midnight Sunday to Wednesday and 11:00 am until 2:00am Thursday to Saturdays.

Planning

From enquiry of the Southend-on-Sea City Council, we have established that the property is neither statutorily listed nor situated within a conservation area.

Rating Assessment

The property is listed as a Public House and Premises and has a rateable value of £160,000 as of 1st April 2023.

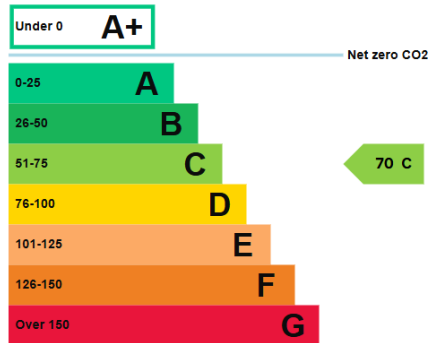
Basis of Sale

The landlord is seeking rental offers in the region of £90,000 per annum plus VAT if applicable. Subject to Contract. The owner will also consider selling the freehold interest with vacant possession upon completion. Offers invited.

EPC

Property has a EPC rating: C

8-14 Queens Road SOUTHEND-ON-SEA SS11LU		Energy rating C
Valid until 6 April 2032	Certificate number 3097-2986-0227-4666-9119	



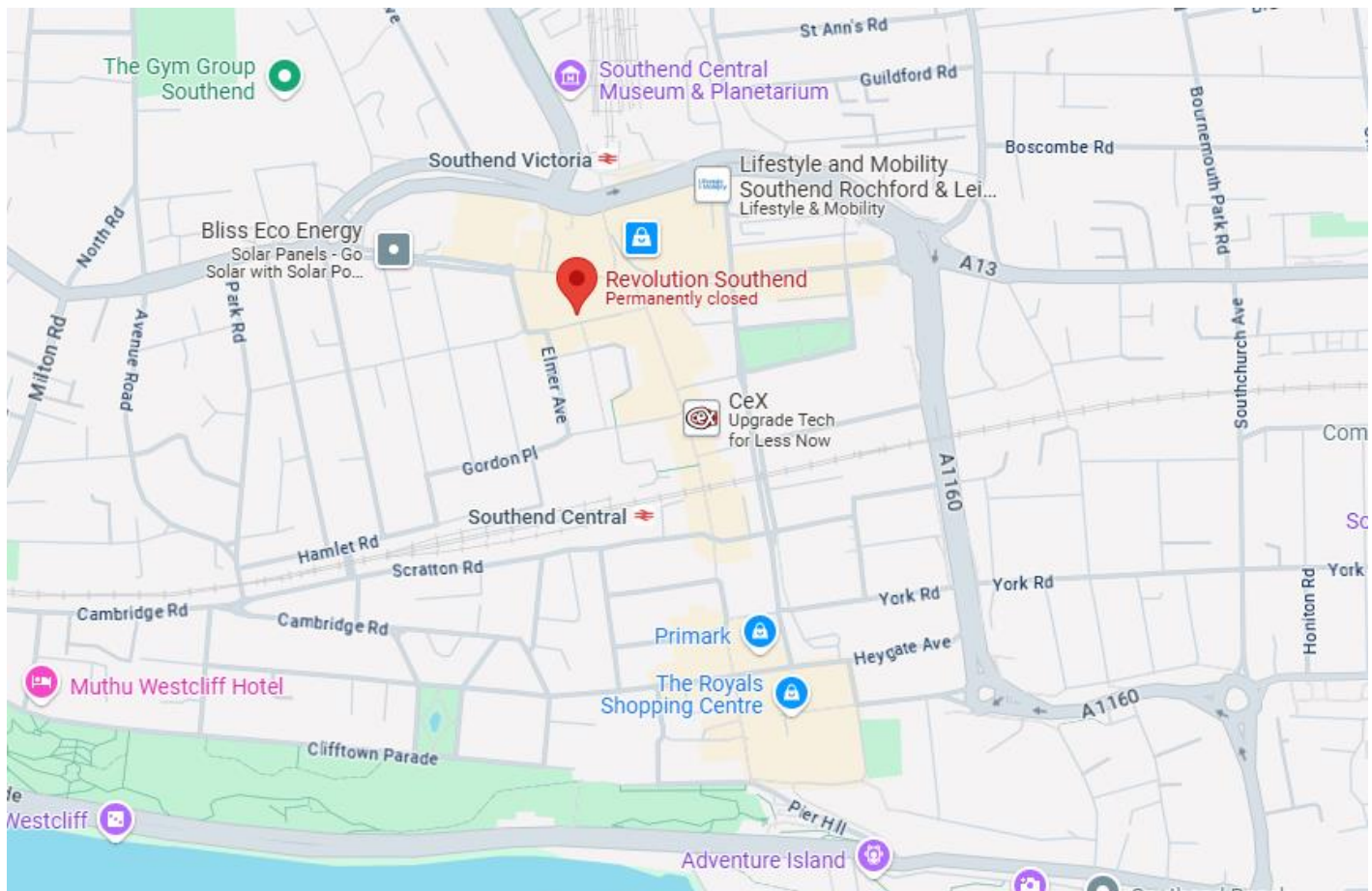
Viewings & Further Information

The business is currently closed.

For further information please contact James Grimes or Panayiotis Themistocli of the sole agents on 020 7836 7826 or james.grimes@agg.uk.com / panayiotis.themistocli@agg.uk.com

Location Plan

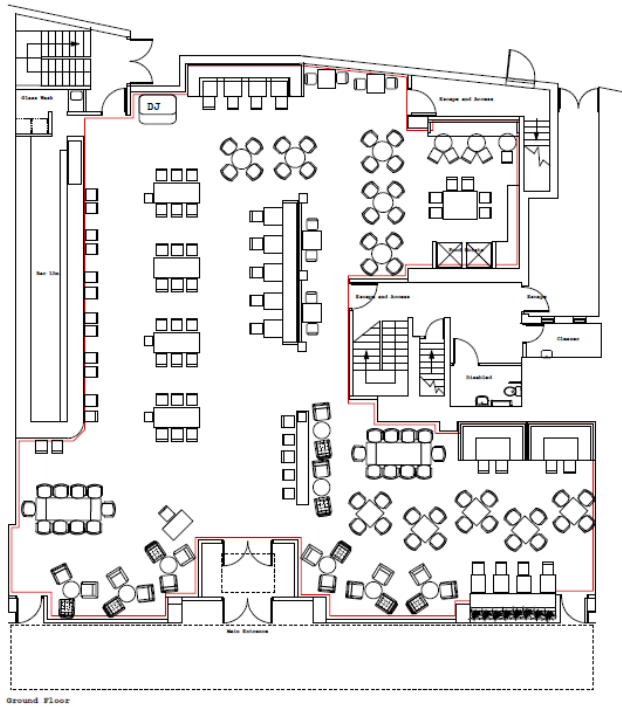
[Link to Location Map](#)



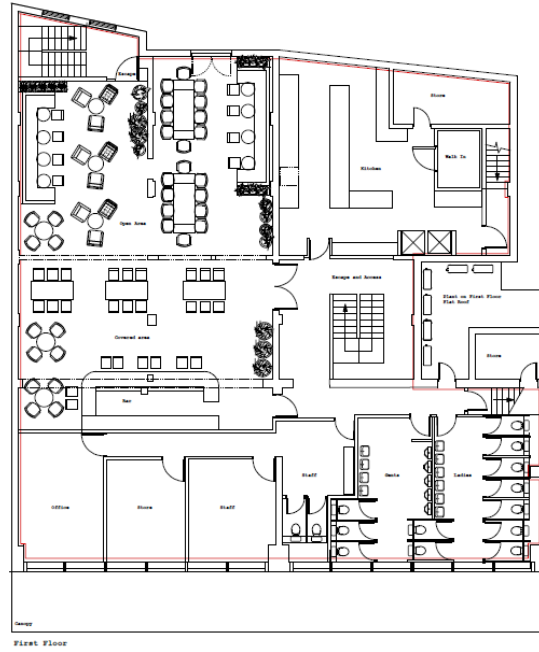
Source: Google Maps. Not to scale - Provided for indicative purposes

Historic Floor Plans

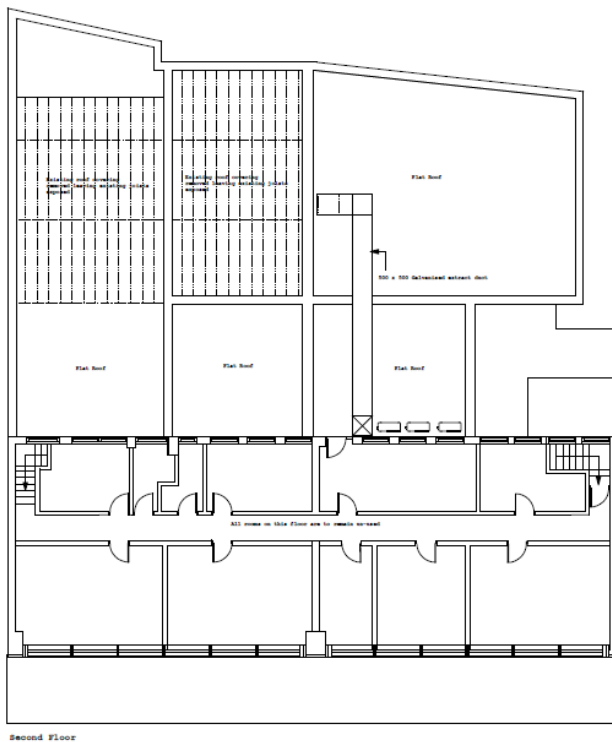
Ground Floor



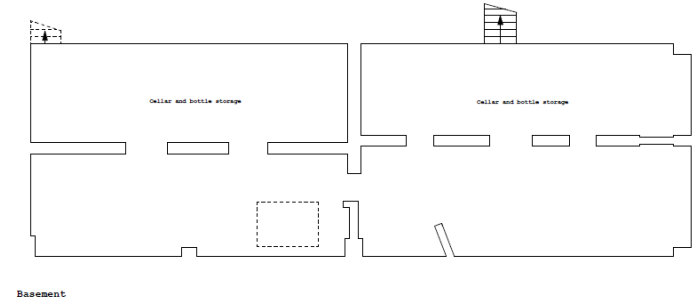
First Floor



Second Floor



Basement



Not to scale – provided for indicative purposes only.

Additional Photo

