

## SIZEABLE, PRIME FREEHOLD IN SOUTHEND TOWN CENTRE



(Historic Photo)

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

- Excellent leisure space in a popular coastal city centre location with a population of approximately 187,000
- Situated within Southend's main leisure circuit, surrounded by numerous national restaurant and bar operators
- Formerly late-night bar with valuable 2am late licence - partially fitted, benefiting from 22m frontage
- Offers potential for a variety of uses within a broad planning spectrum
- Includes upper floor, may be suitable for residential conversion (subject to obtaining the necessary consents)

### OFFERS INVITED FOR THE FREEHOLD INTEREST WITH VACANT POSSESSION UPON COMPLETION

**SUBJECT TO CONTRACT** sole selling rights

COUNF329

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Associate Director C. Craig MSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

### Location

The property is situated in the heart of Southend, recently granted city status, with a population of approximately 187,000. It occupies a prime position within Southend's main leisure circuit, surrounded by numerous well-known national operators including:- Loungers, Wagamama, Pizza Express, Odeon, Nando's, Burger King, McDonald's, and Slug & Lettice.

The prime retail pitch on High Street is just a few doors away. Nearby, a significant development of 171 flats provides over 560 student bedrooms to the west.

The building fronts Queens Road, less than 100 metres south of Southend Victoria Railway Station, which offers frequent and direct services to London Liverpool Street, with the fastest journey time of just under one hour. Southend Central Railway Station is also conveniently located less than 300 metres to the south.

### [Link to Street View](#)

### Description

A large, mid-terraced, three-storey building above basement, dating from the mid-20th century, with an additional two-storey extension to the rear. There is a small, secure yard at the rear. The property benefits from an impressive frontage of approximately 22 metres.

Internally, the venue is partially fitted and styled as a contemporary bar with ancillary storage. Customer trading areas occupy the ground floor, featuring fitted seating throughout and a side bar servery. The first floor includes an additional bar and customer trading space, alongside a commercial kitchen, customer toilets, bottle store, and staff area. The basement is used for storage, while the second floor provides office space.

A set of floor plans are attached.

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: AG&G have not measured the property and the floor areas set out above are approximate and are 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 currently listed as a Public House and Premises and has a rateable value of £160,000 with effect from 1st April 2023, reducing to £137,500 with effect from 1<sup>st</sup> April 2026.

### Basis of Sale

Unconditional offers are invited (plus VAT if applicable) for the freehold interest with vacant possession upon completion. Subject to Contract.

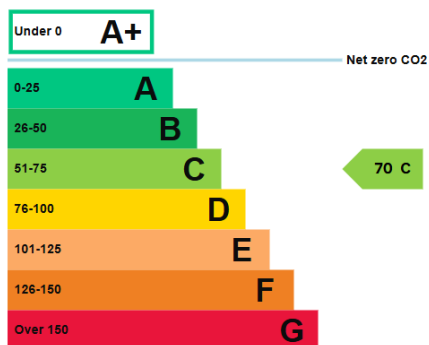
## Viewings & Further Information

The business is currently closed. For further information please or to organise a viewing, please contact either Panayiotis Themistocli (07973 856 232 / [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com)) or James Grimes (020 7836 7826 / [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com)).

## EPC

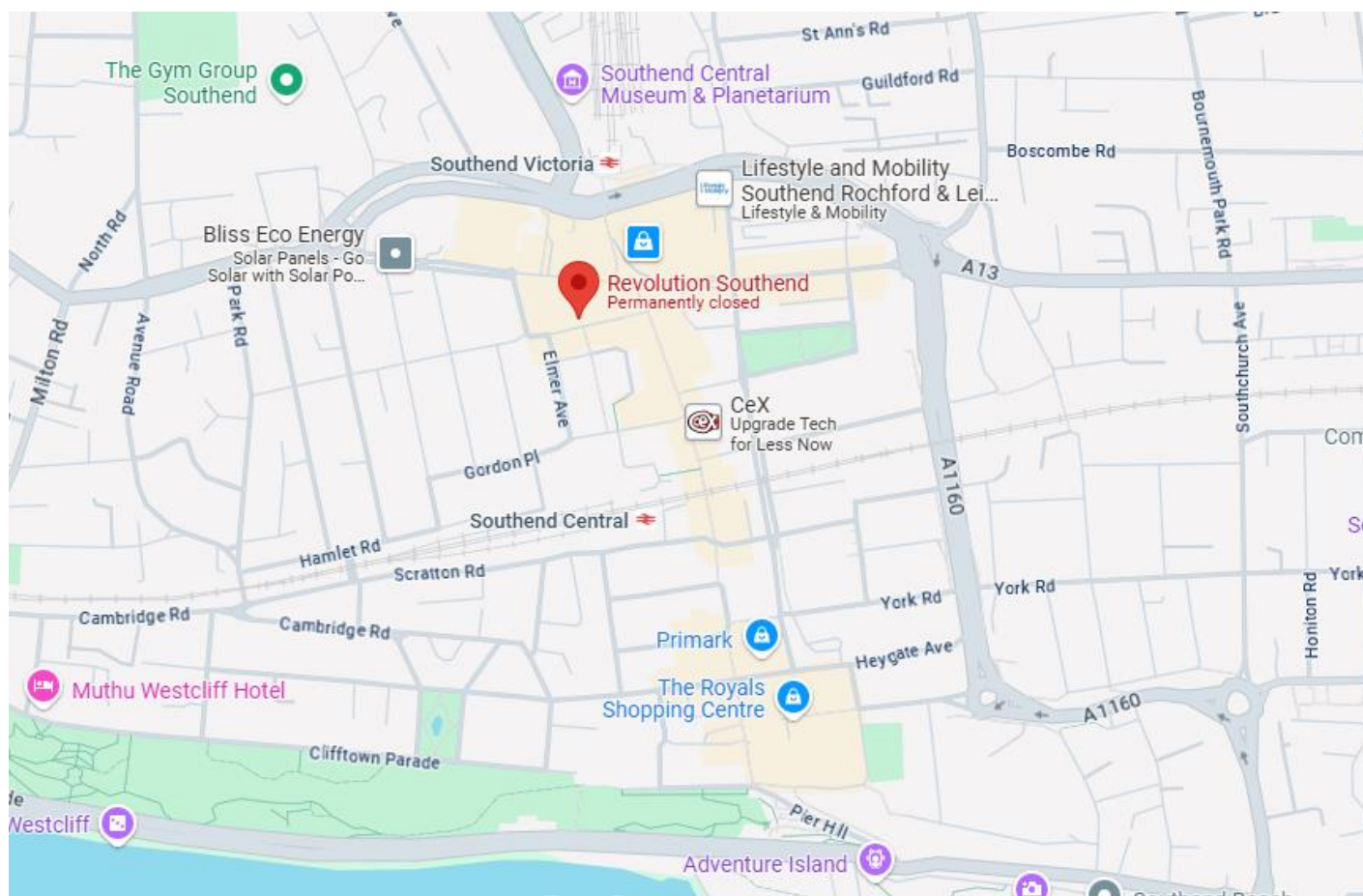
Property has a EPC rating: C

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



## Location Plan

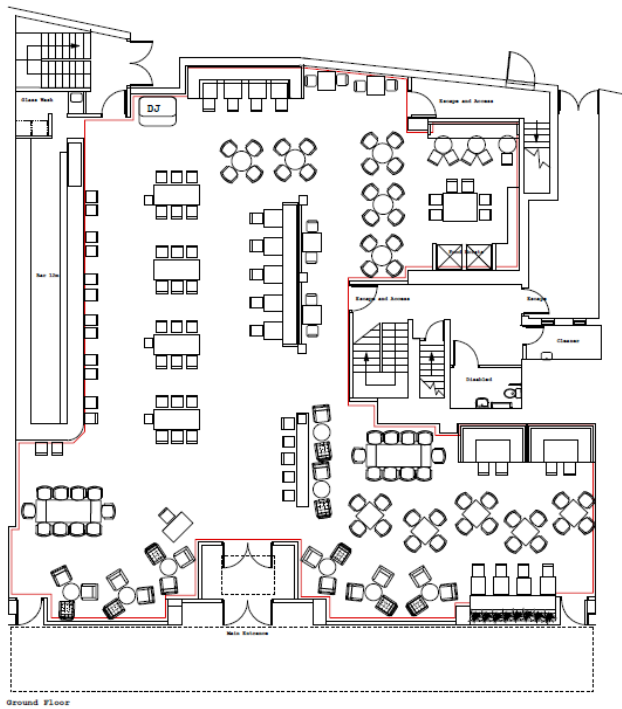
[Link to Location Map](#)



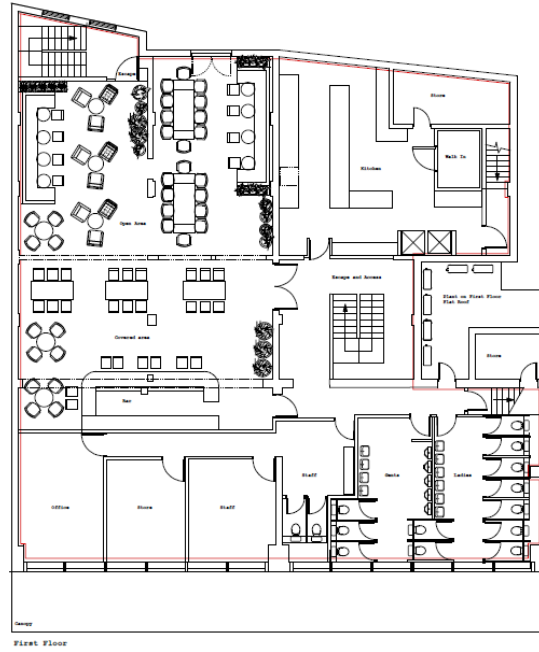
Source: Google Maps. Not to scale - Provided for indicative purposes

## Historic Floor Plans

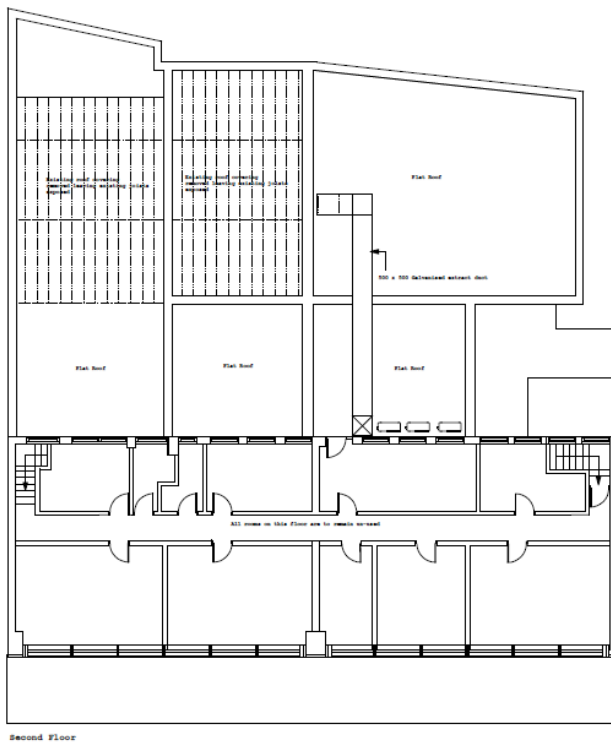
Ground Floor



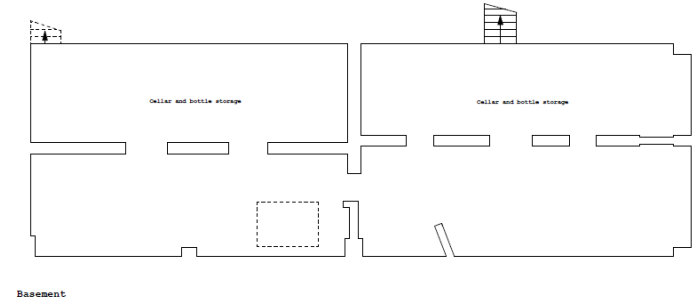
First Floor



Second Floor



Basement



Not to scale – provided for indicative purposes only.



## Additional Photo

