



# TO LET

## Alexandra Street, Southend-on-Sea SS1 1BU

£2,000 PCM Deposit Required - Council Tax Band -

- Great Location
- Formerly Infinity Bar
- Side Access
- Immediately Available STS
- New 6 Year Lease
- Call Now To Arrange A Viewing

**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

# Description

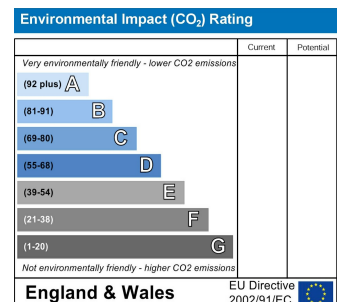
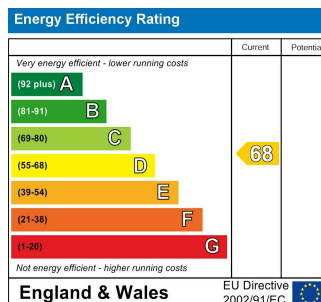
Welcome to this unique semi-detached commercial property that is currently available to let. This property is sure to capture your interest due to the perfect Central Southend location.

One of the standout aspects of this property is its superb location. It benefits from excellent public transport links, making it an accessible and convenient location for both your staff and customers. You'll find that this accessibility can be a significant business asset, enhancing your visibility

and expanding your potential customer base. Former bar to let suitable for a wide variety of both existing & alternative uses.

In conclusion, this property offers a unique blend of commercial functionality. Its excellent location and practical layout make it a promising choice for businesses looking to establish themselves in a convenient and accessible location.

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways.



**AGENTS NOTES:** Appointmentmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee.

These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**