

'Ravens'  
6-7 Clifftown Road  
Southend-on-Sea, Essex,  
SS1 1AB



FOR SALE – FREEHOLD  
IMPOSING CITY CENTRE BUILDING  
WITH CONSENTED REDEVELOPMENT POTENTIAL

**DEDMAN  
GRAY**  
COMMERCIAL

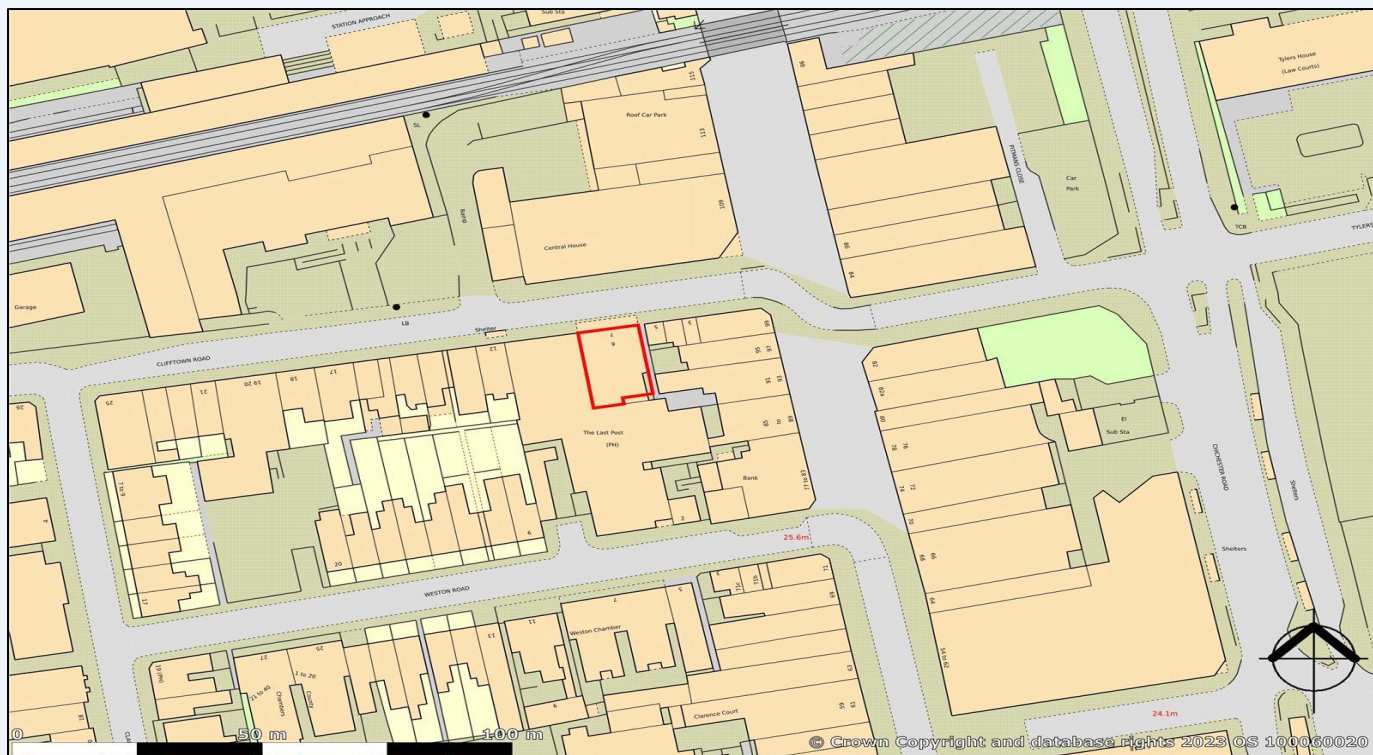


## 6-7 Clifftown Road Southend-on-Sea, Essex, SS1 1AB

Imposing Freehold opportunity in the heart of Southend City Centre, directly opposite Southend Central Station and a short distance from the High Street.

The property offers accommodation over basement, ground, first & second floor. Most recently the premises have operated as a bar and restaurant, but now has the benefit of a planning permission which would allow the upper parts to be converted to provide 19 student units, with the ground and basement levels being retained for commercial purposes.

It is also understood that there is scope for an additional 3 units within the existing roof space.



### Accommodation

The consented scheme provides for the re-configuration of the ground floor space to create a fully self-contained commercial unit at ground and basement levels, with ancillary amenity space. It is understood that, once completed, the building will provide the following approx. Gross Internal (GIA) floor areas:

Basement:	1,311 sq ft (121.87 sq ms)
Ground:	1,606 sq ft (149.27 sq ms)
First:	2,038 sq ft (189 sq ms)
Second:	976 sq ft (90 sq ms)

### Features

- Imposing Freehold Building
- Four Floors of Accommodation
- Close to High Street & Southend Central Train Station
- Consented Scheme - 19 Student units
- Potential For 3 Additional units in roof space.
- Basement & Ground Level Commercial unit.
- Projected Gross Income of approx. £230,000 p.a. for 22 unit scheme, plus approx. £45,000 p.a. for commercial space.

### Planning Consent

On 29th September 2022 our client obtained planning permission (Ref: 22/01097/FUL) for the erection of an additional floor, to part demolish and re-model the existing building and to change the use of the extended building from retail (Class E) to bar at basement and ground floor level and Student Accommodation Units (Sui Generis) to first, second, third floors, each with their own facilities. Full details available on request.

### Terms

This redevelopment opportunity is offered for freehold sale subject to an asking price of **£1,500,000**.

### Further Information & Viewing Arrangements

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