

# FREEHOLD HOTEL FOR SALE

On the instructions of L Baxter and  
J Taylor of Begbies Traynor, Joint  
LPA Receivers

**Essex County Hotel**  
**Aviation Way**  
**Southend-on-Sea**  
**Essex**  
**SS2 6UN**

- ADJACENT TO SOUTHEND AIRPORT
- 74 EN SUITE BEDROOMS
- 4 CONFERENCE ROOMS
- VINEYARD RESTAURANT
- RESIDENT'S & GUEST'S LOUNGE/BAR
- 5,000 SQ FT FORMER NIGHTCLUB
- DETACHED STAFF ACCOMMODATION
- EXTENSIVE TARMAC CAR PARK
- APPROX 2.42 HA (6 ACRES)

## Location

The hotel is located on the east side of Aviation Way within Aviation Way Industrial Estate, approximately 200m from Eastwoodbury Lane and directly adjacent to Southend Airport, in Southend-on-Sea, Essex.

Nearby commercial occupiers include aircraft related service industries and The Athanaeum private members sports club & spa; extensive residential accommodation lies beyond.

Southend-on-Sea is approximately 40 miles from London and around 18 miles from Junction 29 of the M25 motorway. Typical journey times by rail to London Liverpool Street station are 1 hour.

## Description

The site is largely flat and square in shape and comprises six buildings of varying architectural styles, one large marquee, two timber sheds, portakabins in situ and large expanses of lawned areas.

A combination of tarmac roads and concrete hard standings link these separate elements across the site.

## Accommodation

The accommodation briefly comprises:

- 74 en suite bedrooms located in the main building and five accommodation blocks.
- Vineyard Restaurant
- Residents & guests lounge bar
- 4 meeting/functions rooms
- Central commercial kitchen
- 5,000 sq ft former Zero Six nightclub
- Detached staff accommodation block
- 6,000 sq ft marquee



The tarmac car park occupies a large part of the eastern section of the site and provides up to 250 spaces.

## The Business

We have had sight of profit and loss accounts for Futuremax Limited which show net sales of £1.32m for the 12 months to December 2005, £1.86m for 2006 and £1.48m for 2007. The business is currently operating with a skeleton staff and management accounts will be made available to interested parties.

## Planning

Southend and Rochford councils are currently consulting on their Preferred Options for the Southend Airport & Environs Joint Area Action Plan (JAAP). The proposals seek to develop the airport into a regional travel centre, catering for up to two million passengers alongside new employment opportunities both on and off the airport, generating up to 6,000 new jobs.

The airport was acquired by the Stobart Group in December 2008 and at present offers aircraft maintenance services and limited short haul passenger and cargo flights. With the current and proposed infrastructure improvements it is hoped the airport will develop into a thriving new passenger and business hub for the Thames Gateway by the 2012 Olympics.

The property may therefore be suitable for alternative uses subject to the appropriate consents. Please contact Rochford District Council on 01702 546366 for further information.

**Edward  
Symmons**

**020 7344 4500**

**www.edwardsymmons.com**



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### Premises Licence

The Essex County Hotel holds a Premises Licence No RDC/05/00793/LAPRE permitting the sale of alcohol by retail on and off the premises 24 hours a day for hotel residents and guests, and between 11.00am and 1.00am for delegates. Other conditions apply to the Zero 6 nightclub premises and the function suites.

### Wedding Licence

We understand the Essex County Hotel is approved for the solemnisation of Civil Marriages and the registration of Civil Partnerships.

### Rating

The County Hotel, Aviation Way, Southend-on-Sea SS6 7UN  
 Hotel and Premises  
 Rateable Value: £112,000

### Tenure

Freehold

### Asking Price

Offers are invited for the freehold property, contents according to inventory and goodwill. Stock to be purchased at valuation.

### VAT

All figures quoted are exclusive of VAT where applicable.

### Viewing

Viewings are strictly by appointment only. An information pack and further details can be obtained from:

#### Philip Gibson

philip.gibson@edwardsymmons.com  
 Tel: 0117 927 3454

or

#### Harry Douglass

harry.douglass@edwardsymmons.com  
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