



Ayers & Cruiks
COMMERCIAL

588 Rayleigh Road, Leigh-on-Sea, SS9 5HU

To Let | 383 sq ft

Retail/office to let in Leigh-On-Sea



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SS9 5HU

Summary

- Rent: £10,000 per annum
- Business rates: £3,892.20 per annum Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: B (31)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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neil@ayerscruiks.co.uk

Cameron Cruiks
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Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

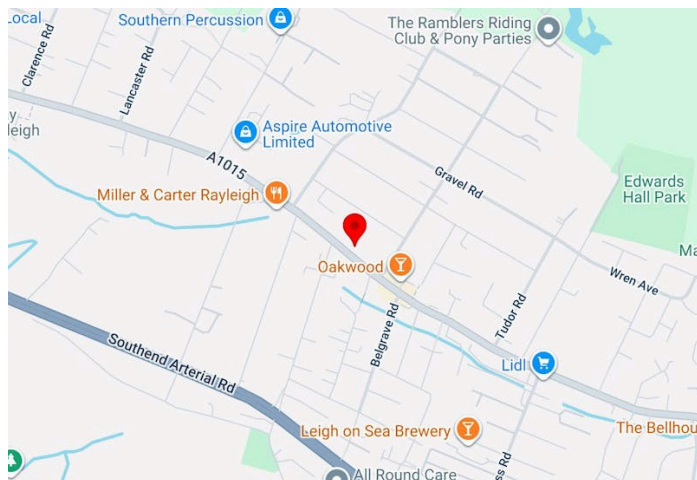
Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555

www.ayerscruiks.co.uk



Key Points

- Retail/Office
- Kitchenette and WC
- 5k Premium For Equipment
- New Lease Available
- Rent Only £10,000 Per Annum

Description

The property previously operated as a barbershop meaning that it is fully equipped with four cutting stations, a kitchenette and a WC, making it ideal for continued use in the hair and beauty sector. A £5,000 premium is required for the fixtures and fittings and there is space for one car to be parked out the front.

Location

The property is located on a main road close to local amenities and public transport. It benefits from strong visibility and passing traffic, with a mix of independent shops, cafes and local services nearby. It offers convenient access to surrounding neighbourhoods and has several train stations within a 10 minute drive.



Accommodation

Building Type	sq ft	sq m	Availability
Retail	383	35.58	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

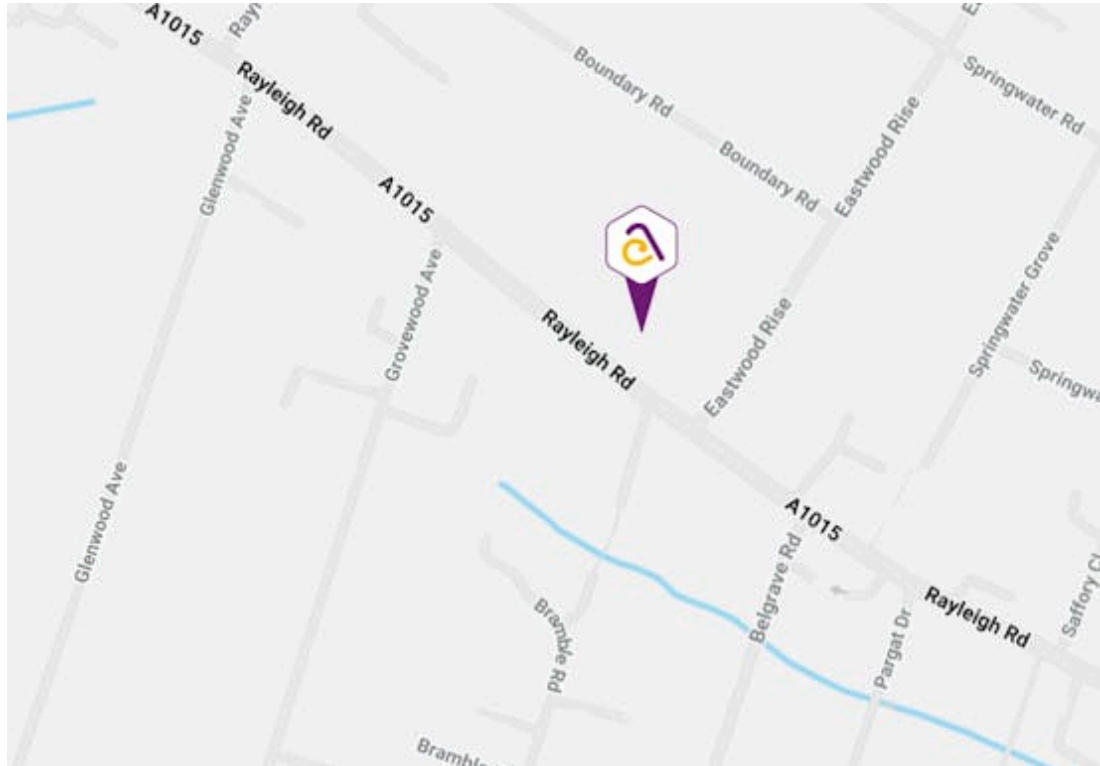
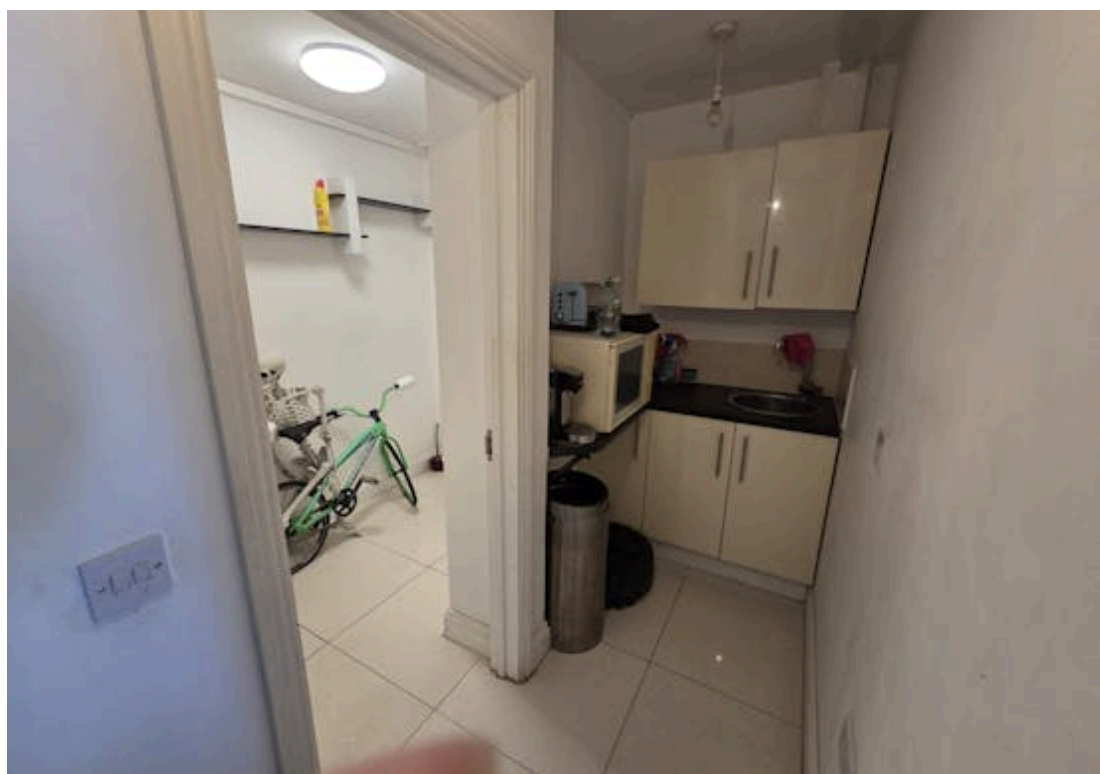
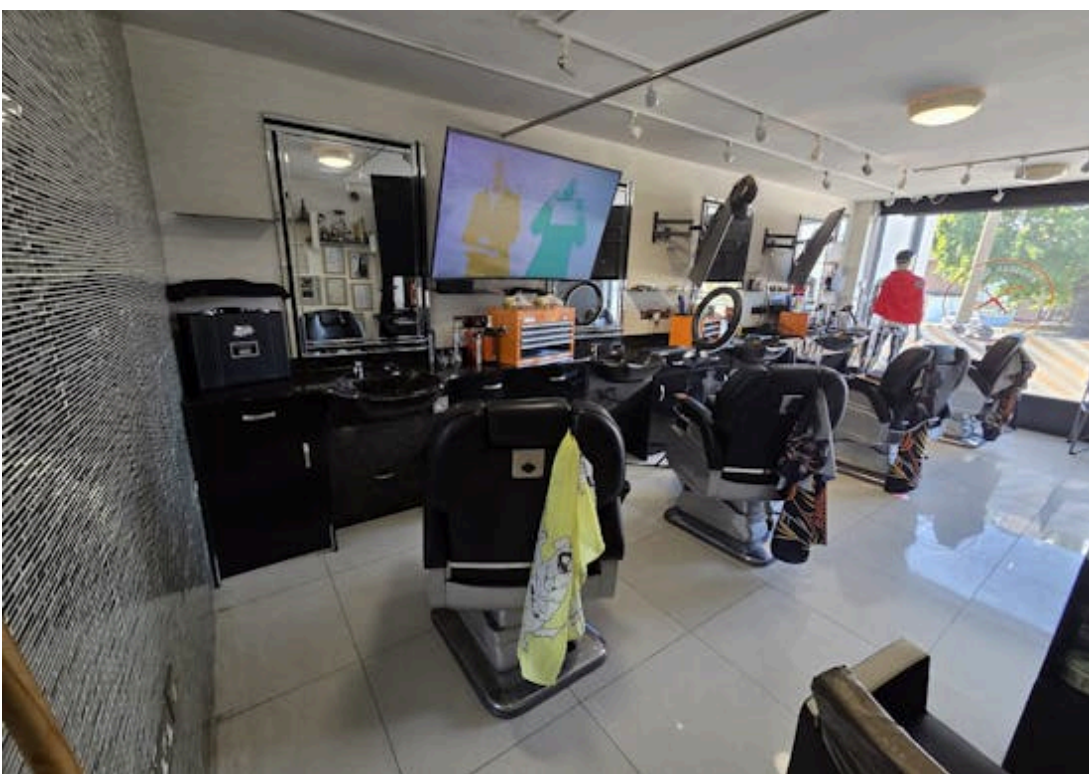
Terms

Fully repairing and insuring lease

Rent

£10,000 per annum exclusive

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Sep 2025.



Energy performance certificate (EPC)

Retail Unit
588 Rayleigh Road
EASTWOOD
SS9 5HU

Energy rating

B

Valid until:

30 August 2031

Certificate number:

1619-4016-8653-8139-3726

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

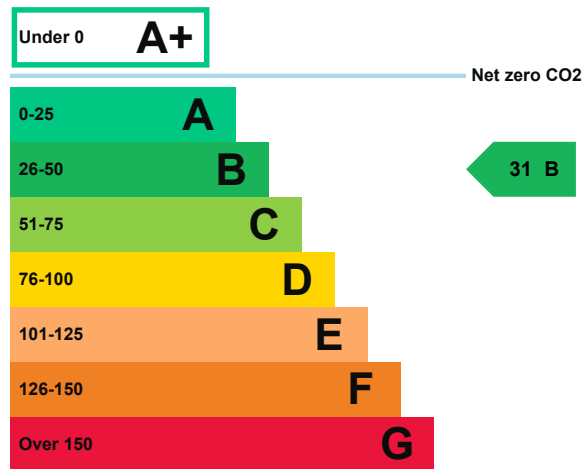
53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

80 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	39.26
Primary energy use (kWh/m ² per year)	229

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6612-7886-2513-3511-1703\)](/energy-certificate/6612-7886-2513-3511-1703).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Watt Energy & Consulting Engineers
Employer address	40 King Street, Manchester, M2 6BA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 August 2021
Date of certificate	31 August 2021