





# LEIGH-ON-SEA

# TO LET/FOR SALE



St Clements Gate – Unit C  
The Broadway  
Leigh-On-Sea  
Essex  
SS9 1PJ

**RETAIL PREMISE**  
**694 SQ.FT. (64 SQ.M.)**

-  Prominent Commercial Unit In Leigh-On-Sea
-  Suitable For Non-Food Retail/Office/Medical
-  New Lease Available/For Sale On A Long Leasehold Basis
-  Heavy Footfall And Vehicular Traffic
-  Offers In The Region Of £265,000 Rent Only £18,500 Per Annum Exclusive



**Ayers & Cruiks**  
COMMERCIAL

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**CHELMSFORD OFFICE**  
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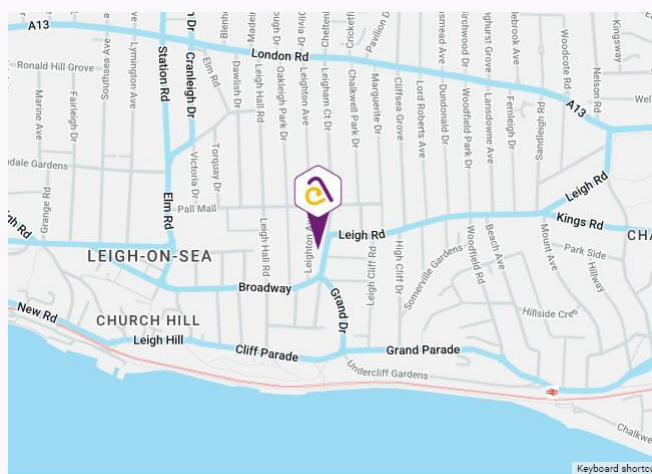
# DESCRIPTION AND LOCATION

This property is situated at the junction of the Broadway and Leigh Road in the commercial centre of Leigh-On-Sea and adjacent to the iconic landmark being the Grand Hotel currently being re-developed into flats and a health club.

Our client has developed this site culminating in 20 luxury apartments and the commercial unit running the complete width of the block.

The commercial unit, although in shell condition, features a full glazed frontage onto the Broadway.

There are several locations within the unit that WC facilities can be constructed.



## ACCOMMODATION:

Shop C – 694 SQ.FT. (64 SQ.M.)

This unit provides a blank canvas enabling prospective occupiers with the freedom to create their bespoke design.

## VAT:

Plus VAT If Applicable.

## SERVICE CHARGE:

Service Charge is Applicable.

## RENT:

SHOP C - £18,500 Per Annum

## FOR SALE (LONG LEASEHOLD):

SHOP C - £265,000

## EPC:

Awaiting EPC

## BUSINESS RATES:

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000.

## LEGAL COSTS:

### To Let:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

### For Sale:

Each party to bear their own legal costs.

## TERMS:

Our clients preference is to let the unit on a new full repairing and insuring lease, terms to be agreed.

## VIEWING:

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks.

### Misrepresentation Act 1967

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