

Leigh-On-Sea



TO LET

49
Broadway
Leigh-on-Sea
SS9 1PA

RETAIL
753 SQ. FT. (70 SQ. M.)



Central Leigh Broadway
Location



Ground Floor Retail Premise



New Lease Available



Kitchenette & WC



Rent Only £25,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

t. +44 (0)1702343060
w. ayerscruiks.co.uk

a. 86-88 Baxter Avenue
Southend on Sea Essex
SS26HZ

DESCRIPTION AND LOCATION

This property is situated on Leigh Broadway in the vibrant area of Leigh-on-Sea, it is known for its strong community atmosphere. The area is renowned for its independent shops, cafes, pubs, and restaurants, creating a lively and welcoming environment. The location benefits from good transport links with regular bus services connecting to nearby areas. Leigh Station is approximately 1 mile away, providing easy access to train services.

This property comprises a ground floor retail space, currently fitted out as a hairdressers. The location offers excellent visibility and street frontage, attracting a significant amount of foot traffic, making it an ideal spot for business exposure.



ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	753	70
TOTAL	753	70

TERMS

The premise is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

To Be Confirmed.

EPC

D



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.



BUSINESS RATES

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

LEGAL COSTS

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

TENURE

Leasehold

RENT

£25,000 Per Annum Exclusive

VAT

Plus VAT If Applicable.

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



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SOUTHEND OFFICE

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