



Ayers & Cruiks
COMMERCIAL

105 Broadway, Leigh-on-Sea, SS9 1PG

To Let | 607 sq ft

Retail Shop To Let In the Broadway Leigh On Sea



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1PG

Summary

- Rent: Rent on application
- Business rates: £8,982 per annum Interested parties are advised to confirm the rating liability with the local authority
- Car parking charge: n/a
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: B (26)
- Lease: New Lease

Contact & Viewings

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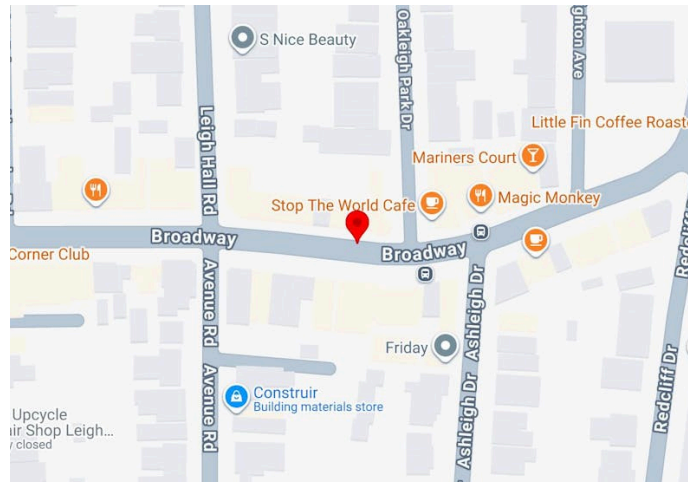
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Key Points

- Much sought after retail parade
- Lay by parking to front
- Heavy Footfall
- New Lease Available
- Available Now

Description

This property features a ground floor retail unit, currently operating as a coffee and ice cream shop. It offers excellent visibility with a large glazed frontage and layby parking directly in front. The shop benefits from a spacious main retail area, a modern interior, and air conditioning. To the rear, there is a small room and a W.C., making it practical and versatile for a range of uses.

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



Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

Fully repairing and fully insuring by virtue of service charge

Rent

Rent On Application