


LEIGH-ON-SEA



TO LET

1 West Street
Leigh-On-Sea
Essex
SS9 1QG

RETAIL/OFFICE/CAFE
657 SQ.FT. (61 SQ.M.)

-  Ideal Retail/Office/Café – Class E Usage
-  Close To Amenities
-  Off-Street Parking
-  Available Early 2026
-  Rent £15,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This unit is situated just off Leigh Broadway, West Street enjoys a prime location close to Tesco, The Co-op, and a wide variety of Leigh's popular eateries and independent retailers. Positioned on the northern side of the Broadway, it lies less than a mile from Leigh-on-Sea Train Station and approximately one mile from Chalkwell Station.

The unit is offered in shell condition, it features glazed double entrance doors to the front and also benefits from off-street parking for one vehicle. With Class E use, the premises is suitable for a variety of uses.

PLEASE NOTE:

There is a large double garage in very close proximity available by way of separate negotiation.



ACCOMMODATION

	SQ.FT.	SQ.M.
Building Area	657	61
TOTAL	657	61

TERMS

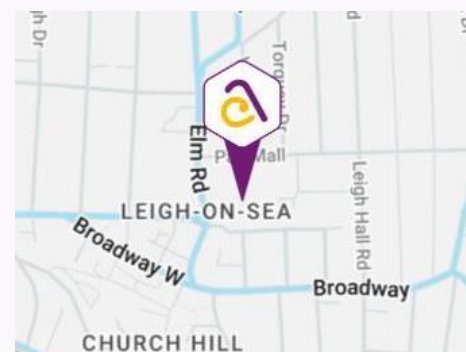
The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE:

To be confirmed

EPC:

Awaiting EPC



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

Business Rates for this unit are yet to be rated.

Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606805.

LEGAL COSTS:

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

TENURE

Leasehold

RENT:

£15,000 per annum exclusive

VAT:

Plus VAT If Applicable

VIEWING:

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



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

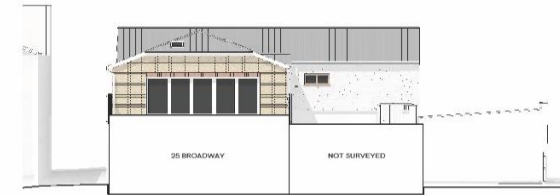
a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

LEIGH ON SEA

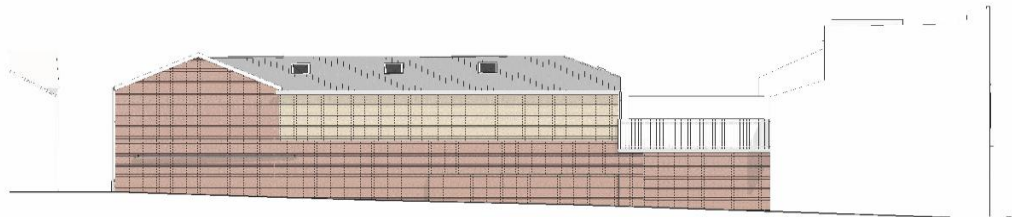
TO LET



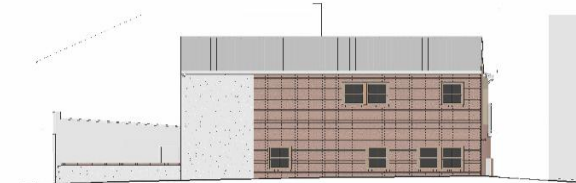
PROPOSED ELEVATION - EAST



PROPOSED ELEVATION - SOUTH (PLAT)



PROPOSED ELEVATION - WEST



PROPOSED ELEVATION - NORTH

THE INFORMATION IN ALL DRAWINGS, SPECIFICATIONS AND SCHEDULES HAS BEEN PREPARED BY THE ARCHITECT AND IS TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE EXISTING CONDITIONS.

REVISIONS
REV. DATE: 13/09/25
SCALE: 1:500
bga architects
WWW.BGA-ARCHITECTS.CO.UK
PROPOSED ELEVATIONS

1 WEST STREET, LEIGH-ON-SEA, ESSEX, SGP
100
AWAITING TPA APPROVAL
PROJECT NO. 24-078D 13-09-25 A1
TPA-2-100 B



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