



**Ayers & Cruiks**  
COMMERCIAL

92 Elm Road, Leigh-on-Sea, SS9 1SJ

To Let | 494 sq ft

Retail Premises To Let In Leigh-On-Sea



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## Summary

- Rent: £15,000 per annum
- Business rates: £3,393.20 per annum Interested parties are advised to confirm the rating liability with Southend Council 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (86)
- Lease: New Lease

## Contact & Viewings

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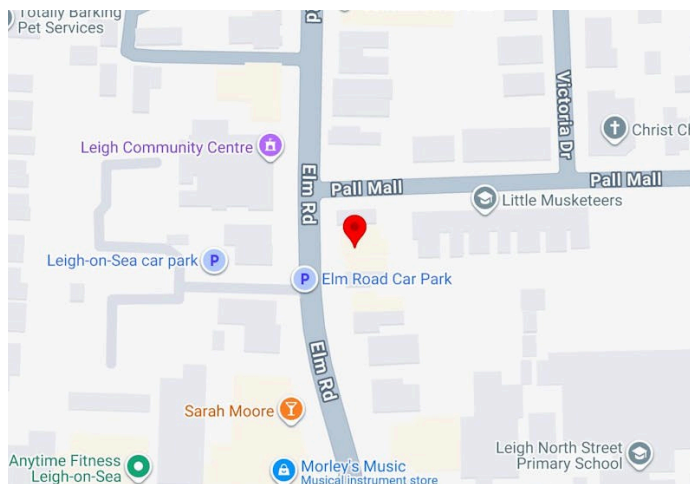
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## Offices

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[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



## Key Points

- Close to Leigh Broadway
- Established retail parade
- Heavy foot and vehicular traffic
- New lease available
- Rent only £15,000 per annum exclusive

## Description

The retail premises comprises of three separate rooms following on from one another with a smaller separate room leading off and a W.C. to the rear.

## Location

Elm Road is situated just moments away from Leigh Broadway. It has heavy foot and vehicular traffic throughout the week. It has great road connections leading out via the A13 to the A127 and M25. Leigh railway station is only a short distance away as well as many other local amenities.

## Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Building	Retail	494	45.89	Available



## Viewings

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

## Terms

The premises are available to let upon a new full repairing and insuring lease for a term to be agreed.

## Rent

£15,000 Per Annum Exclusive

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