



Ayers & Cruiks
COMMERCIAL

To Let
2,035 sq ft

**59-61 The Broadway,
Leigh-on-Sea, SS9 1PE**

Spacious retail area with large frontage, kitchenette, toilets, several changing rooms and a store room.

- Retail Unit
- North Side of Leigh Broadway
- New Lease Available
- 33ft Frontage
- Rent £50,000 Per Annum Exclusive

www.ayerscruiks.co.uk



59-61 The Broadway, Leigh-on-Sea,
SS9 1PE

Summary

- Rent: £50,000 per annum
- Business rates: £19,710.50 per annum Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B
- Lease: New Lease

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

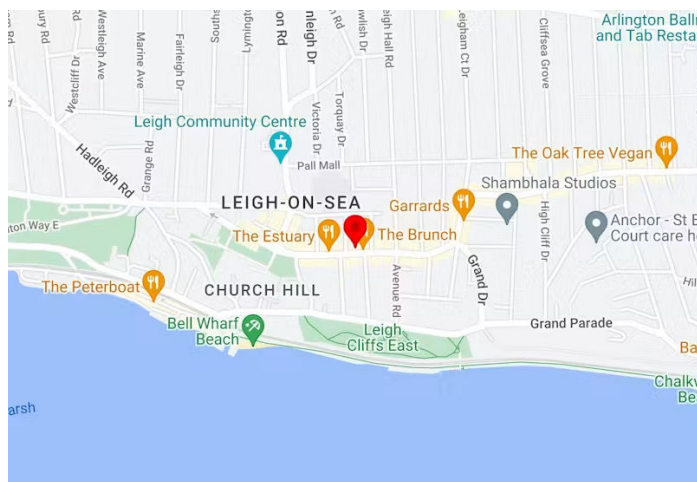
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Description

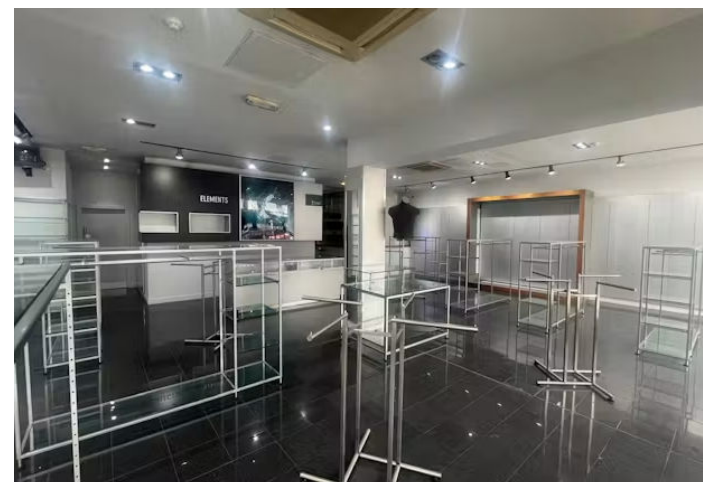
The property is situated on the north side of Leigh Broadway and benefits a 33ft frontage, the property also features a spacious retail area, a kitchenette, restrooms, and several changing rooms along with a store room.

Location

Leigh Broadway witnesses significant pedestrian and vehicular activity. Convenient lay-by parking lines the street, and a nearby car park provides additional parking options. Situated within a mile of Leigh and Chalkwall Station, with accessible bus routes from both Broadway and London Road.

Accommodation

Name	sq ft	sq m
Building	2,035	189.06
Total	2,035	189.06



Viewings

Viewings strictly via the landlords appointed agent Ayers & Cruiks

Terms

Available on a new FRI lease for a term to be agreed.

Rent

Rent only £50,000 per annum exclusive.