



Ayers & Cruiks
COMMERCIAL

87 Rayleigh Road, Eastwood, Leigh-on-Sea, SS9 5UZ

To Let | 1,378 sq ft

Retail Unit To Let In Leigh-On-Sea

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Summary

- Rent: £15,000 per annum
- Business rates: £3,842.30 per annum
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (58)
- Lease: New Lease

Contact & Viewings

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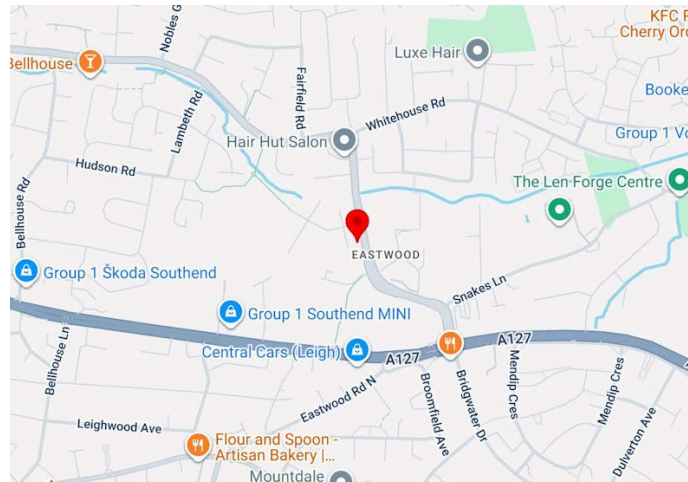
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Key Points

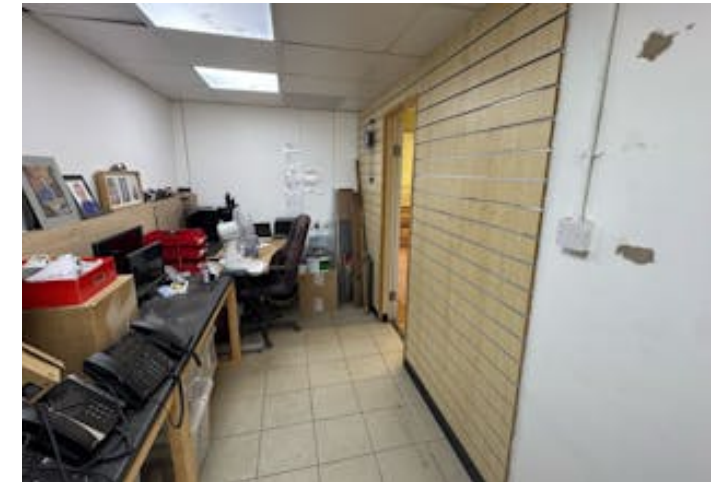
- Established Retail Location
- Busy Thoroughfare
- Forecourt Display Area
- New Lease Available
- Rent Only £15,000 Per Annum Exclusive

Description

The premises comprise a well-proportioned sales area, suitable for retail or service-based businesses, along with a private W.C. and kitchenette facilities. To the rear, there is a secure storage yard, offering additional space for stock, deliveries.

Location

Situated on Rayleigh Road in the town of Leigh-On-Sea, this property enjoys a prominent position in a well-established and densely populated residential area. It benefits from high foot traffic and excellent visibility, making it ideal for a variety of business uses. The location is conveniently close to several local schools, neighbourhood shopping parades, and other amenities.



In addition, the property offers easy access to the A127, a major arterial route, providing strong connectivity to Southend, London, and the wider Essex region.

Accommodation

Building Type	sq ft	sq m	Availability
Retail	1,378	128.02	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

Fully repairing and fully insuring by virtue of service charge

Rent

£15,000 Per Annum Exclusive

