

LEIGH-ON-SEA



FOR SALE

64 The Broadway
Leigh-On-Sea
Essex
SS9 1AE

RETAIL PREMISE & 2 BED FLAT INVESTMENT

Total approx. area 772 SQ.FT. (71.72 SQ.M.)



INVESTMENT OPPORTUNITY



RETAIL PREMISE & 2 BED FLAT



POPULAR LOCATION



CURRENTLY PRODUCING
£39,540 PER ANNUM



OFFERS IN EXCESS OF £595,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

FLAT 64A

ACCOMMODATION	SQ.FT.	SQ.M.
Bedroom 1	169 SQ.FT.	16 SQ.M.
Hallway	166 SQ.FT.	15 SQ.M.
Lounge	241 SQ.FT.	22 SQ.M.
Bathroom	49 SQ.FT.	4 SQ.M.
Kitchen	81 SQ.FT.	8 SQ.M.
Bedroom 2	126 SQ.FT.	12 SQ.M.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

FLAT 64A



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated in the heart of Leigh-on-Sea, a sought-after coastal town in Essex, this property benefits from a vibrant high street atmosphere and a strong local community. The area is well-known for its eclectic mix of independent shops, popular cafés, traditional pubs, and high-quality restaurants, attracting both residents and visitors year-round. Excellent transport links, including close proximity to Leigh-on-Sea train station, provide direct and efficient access to London and surrounding areas, enhancing its appeal for commuters and investors alike. The property also benefits from 4 off street parking spaces.

Ground Floor Commercial Unit:

Comprises a main retail area, rear storage, kitchen, and W/C facilities

Currently let at £24,000 per annum until 2028

Established tenant with secure income stream

First Floor Residential Flat:

Self-contained and recently refurbished two-bedroom apartment

Let on a 12-month Assured Shorthold Tenancy (AST) at £1,295 per calendar month

Annual income of £15,540

Total Gross Income: £39,540 per annum

This is an excellent opportunity to acquire a well-located, income-generating asset in a high-demand area, with secure commercial and residential tenancies in place. Ideal for investors seeking long-term rental stability and strong capital growth prospects.

ACCOMMODATION:

Ground Floor Retail Premise
772 sq.ft. (71.72 sq.m.)

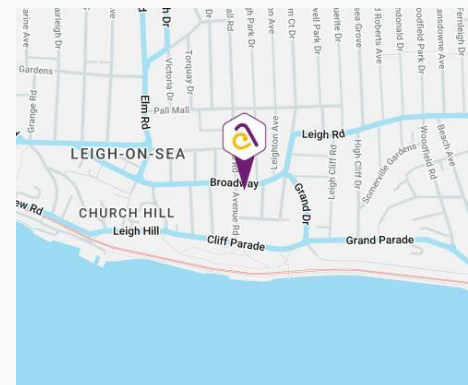
First Floor Two Bed Flat

TERMS:

Currently producing £39,540
Per Annum.

EPC:

Certificate Available Upon
Request.



BUSINESS RATES:

Please enquire for further
details.

Interested parties are advised
to confirm the rating liability
with Southend City Council on
01702 215000.

LEGAL COSTS:

Each party to be responsible
for their own legal costs.

TENURE:

Freehold.

PRICE:

Offers In Excess Of £595,000

VIEWING:

Strictly prior appointment via
vendors appointed agents
Ayers & Cruiks.

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.



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