



Ayers & Cruiks  
COMMERCIAL

## For Sale 3,788 sq ft

90-92 Elm Road, Leigh-  
On-Sea, SS9 1SJ

Consented mixed-use development  
opportunity with income

- Full planning permission granted (Ref: 23/01777/FUL) for mixed-use redevelopment
- Approved scheme for 4 self-contained flats plus 2 commercial units
- Includes rear extensions, additional storey, and full reconfiguration of existing building
- Fully let investment producing circa £56,400 per annum
- Offers in excess of £800,000

01702 343060  
[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



## 90-92 Elm Road, Leigh-On-Sea, SS9 1SJ

### Summary

Price: Offers in excess of £800,000

Business Rates: Interested parties are advised to confirm the rating liability with the relevant local authority

VAT: To be confirmed

Legal fees: Each party to bear their own costs

## Contact & Viewings

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Essex  
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## Description

The property benefits from full planning permission (Ref: 23/01777/FUL) for the reconfiguration and extension of the existing building to provide a mixed-use scheme comprising of two commercial units at ground floor level and four self-contained flats arranged over ground, first and second floors. The approved scheme includes part single and part three-storey rear extensions, a second storey addition, and external alterations, creating a well designed and efficient residential layout.

In addition, the property is currently fully let, producing a passing rent in the region of £56,400 per annum, with a mix of commercial and residential occupiers, providing income from day one while planning is implemented.

90 Elm Road – Let by way of a 5 year lease, contracted outside the Landlord & Tenant Act 1954 with passing rent of £15,000 per annum exclusive. The lease commenced on 1<sup>st</sup> November 2025.

90a Elm Road – AST, dated 1<sup>st</sup> February 2002. Passing rent of £10,800 per annum.

92 Elm Road – Let by way of a 5-year lease, contracted outside of the Landlord & Tenant Act 1954 with passing rent of £15,000 per annum exclusive. The lease commenced on 5<sup>th</sup> December 2025. There is a mutual option to determine the lease on the second anniversary.

92a Elm Road – AST dated 5<sup>th</sup> May 2026. Passing rent of £15,000 per annum.

## Location

Elm Road sits in a well-established part of Leigh-On-Sea, close to Leigh Broadway where there's a mix of shops, cafés and everyday amenities. It's a popular area with a steady level of demand from both buyers and renters and nearby train stations offer direct services into London. The property is also within easy reach of the seafront and Old Town which adds to the general appeal.

## Accommodation

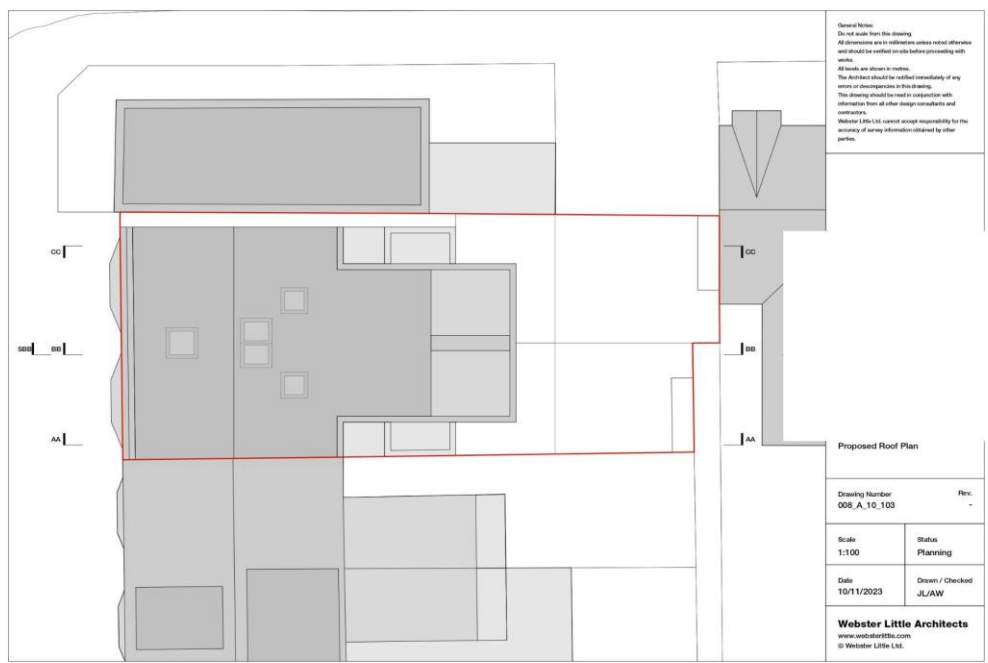
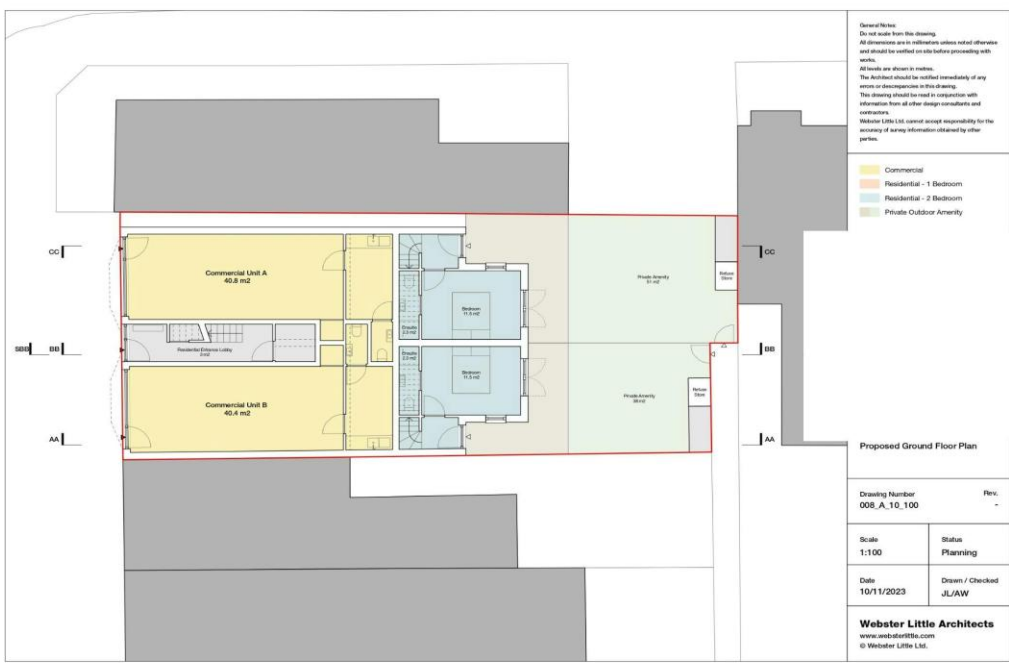
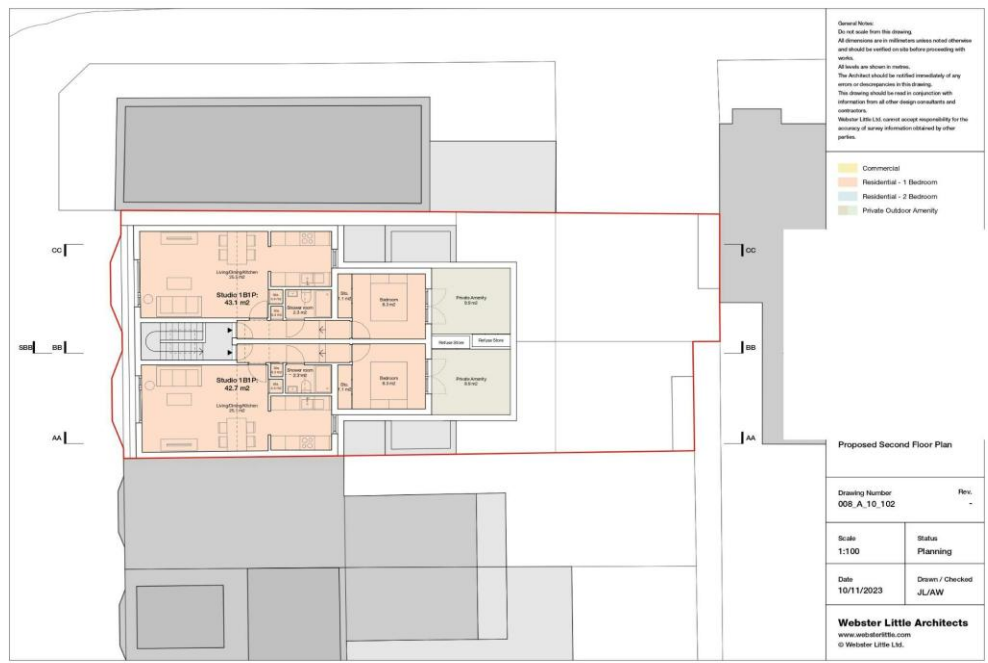
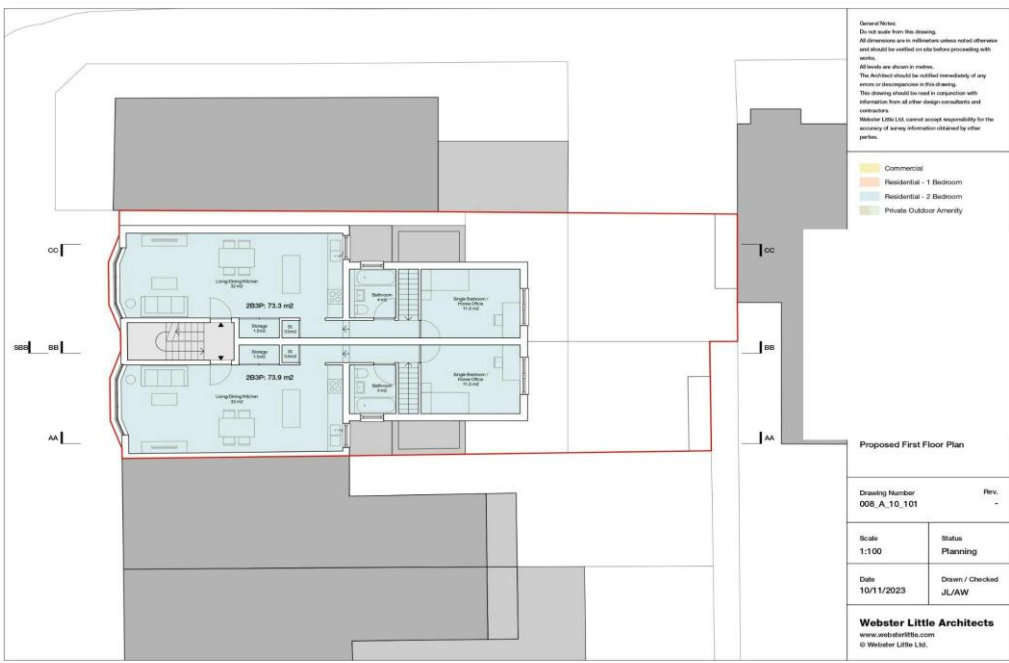
Description	Building Type	Sq ft	Sq m
90 Elm Road	Retail	581	53.98
92 Elm Road	Retail	559	51.93
90a Elm Road	Residential flat	570	52.95
92a Elm Road	Residential flat	925	85.94
<b>Total</b>		<b>2635</b>	<b>244.8</b>

## Price

Offers in excess of £800,000

## Viewings

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

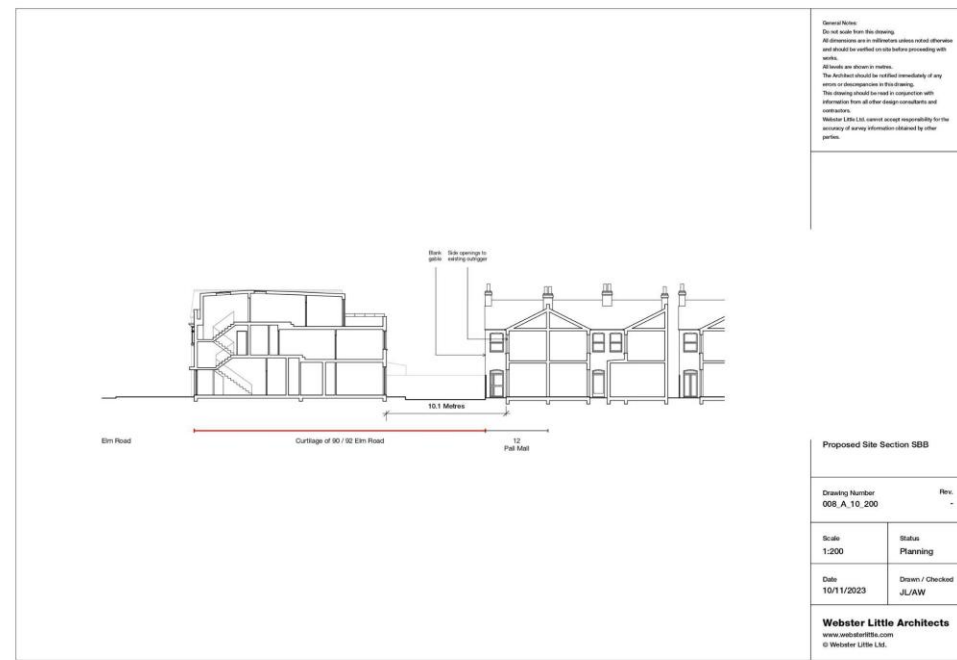




**General Notes:**  
Do not scale from this drawing.  
All dimensions are in millimeters unless noted otherwise and should be verified on site before proceeding with work.  
All levels are shown in meters.  
The Architect should be notified immediately of any errors or discrepancies in this drawing.  
This drawing should be read in conjunction with information from all other design consultants and contractors.  
Webster Little Ltd. cannot accept responsibility for the accuracy of survey information obtained by other parties.

**Proposed Block Plan**

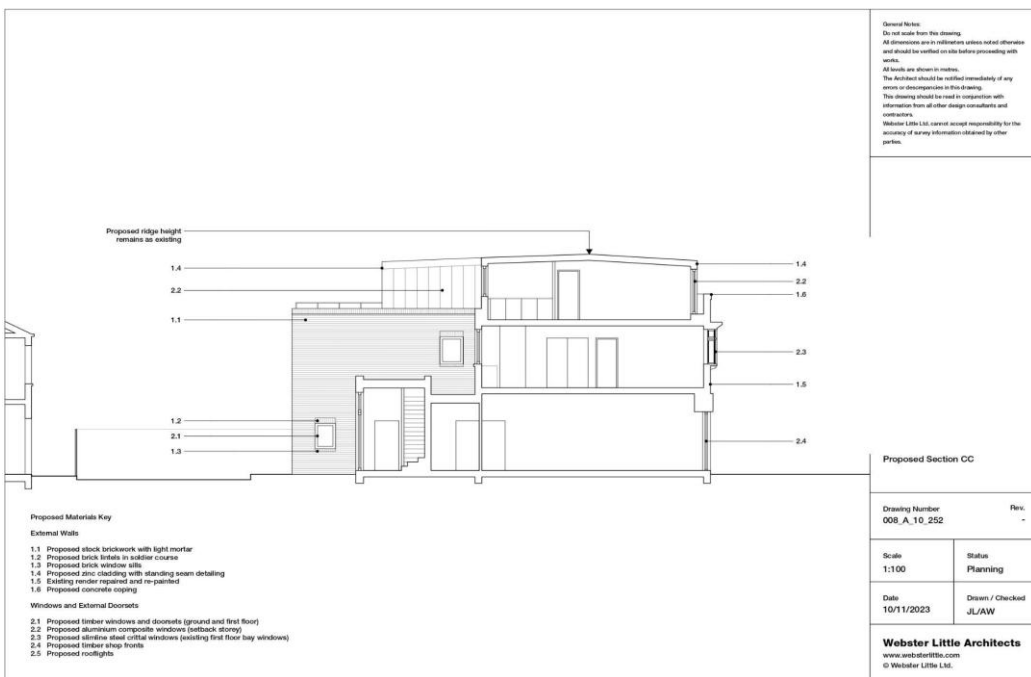
Drawing Number <b>008_A_10_050</b>		Rev. -
Scale <b>1:200</b>	Status <b>Planning</b>	
Date <b>10/11/2023</b>	Drawn / Checked <b>JL/AW</b>	
<b>Webster Little Architects</b> <a href="http://www.websterlittle.com">www.websterlittle.com</a> © Webster Little Ltd.		



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**Proposed Site Section SBB**

Drawing Number <b>008_A_10_200</b>		Rev. -
Scale <b>1:200</b>	Status <b>Planning</b>	
Date <b>10/11/2023</b>	Drawn / Checked <b>JL/AW</b>	
<b>Webster Little Architects</b> <a href="http://www.websterlittle.com">www.websterlittle.com</a> © Webster Little Ltd.		

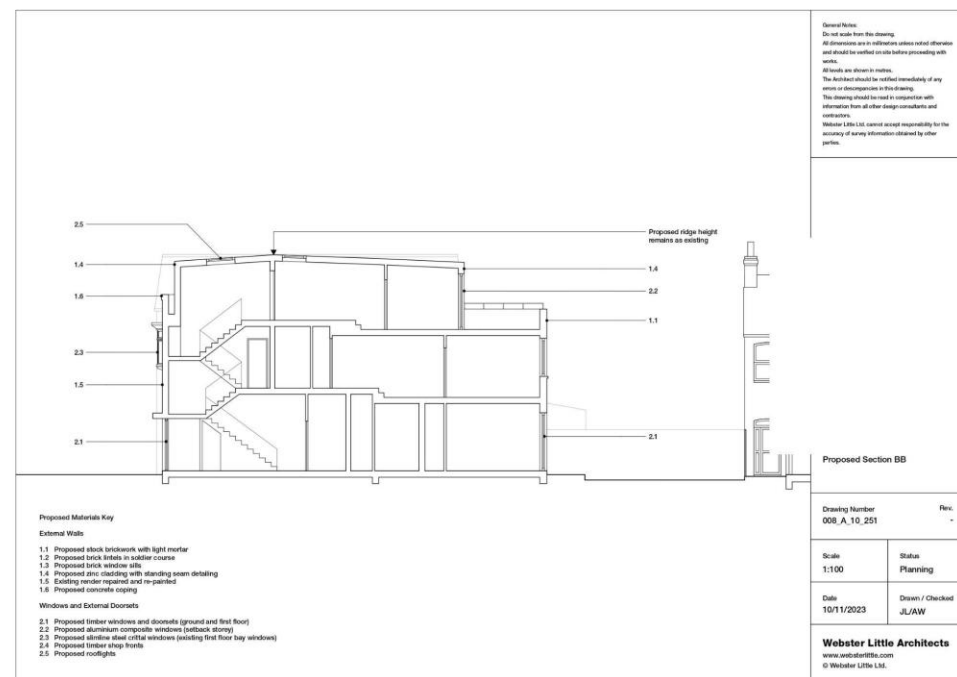


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**Proposed Section CC**

Drawing Number <b>008_A_10_252</b>		Rev. -
Scale <b>1:100</b>	Status <b>Planning</b>	
Date <b>10/11/2023</b>	Drawn / Checked <b>JL/AW</b>	
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- Proposed Materials Key**
- External Walls**
- 1.1 Proposed stock brickwork with light mortar
  - 1.2 Proposed brick linings to soldier course
  - 1.3 Proposed brick window sills
  - 1.4 Proposed zinc cladding with standing seam detailing
  - 1.5 Existing render repaired and re-painted
  - 1.6 Proposed concrete ropping
- Windows and External Doorsets**
- 2.1 Proposed timber windows and doorsets (ground and first floor)
  - 2.2 Proposed aluminum composite windows (backback storey)
  - 2.3 Proposed aluminum steel critical windows (existing first floor bay windows)
  - 2.4 Proposed timber shop fronts
  - 2.5 Proposed rooflights



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**Proposed Section BB**

Drawing Number <b>008_A_10_251</b>		Rev. -
Scale <b>1:100</b>	Status <b>Planning</b>	
Date <b>10/11/2023</b>	Drawn / Checked <b>JL/AW</b>	
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