

LEIGH-ON-SEA









TO LET

10
The Broadway
Leigh-On-Sea
Essex
SS9 1AP

RETAIL

Ground Floor & Basement – 2,165 SQ.FT
Whole Building – 3,095 SQ.FT.

-  Prime Location On Leigh Broadway
-  Convenient Lay-By Parking
-  Accessible Public Transport Routes
-  New Lease Available
-  Ground Floor & Basement -
£60,000 Per Annum Exclusive
-  Whole Building –
£100,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This retail property is situated in a prime position on Leigh-On-Sea Broadway, the Broadway affords significant pedestrian and vehicular activity. On-Street parking. Leigh On Sea is considered the premier retail location within the Southend Borough. Situated within a mile of Leigh and Chalkwell Station and approximately 4 miles West of Southend-On-Sea. The location also has accessible bus routes from both The Broadway and the London Road.

The property comprises an attractive Victorian Bank premises, arranged over ground, basement, first and second floors.

NOTE: The property has Class E usage.

ACCOMMODATION	SQ.FT.	SQ.M.	RENT
Ground Floor and Basement	2,165 SQ.FT.	201 SQ.M.	£60,000 Per Annum Exclusive
Whole Building	3,095 SQ.FT.	287 SQ.M.	£100,000 Per Annum Exclusive

TERMS:

The property is held on a 20-year full repairing and insuring lease for a term expiring 1st May 2026. The lease is inside the act.

SERVICE CHARGE:

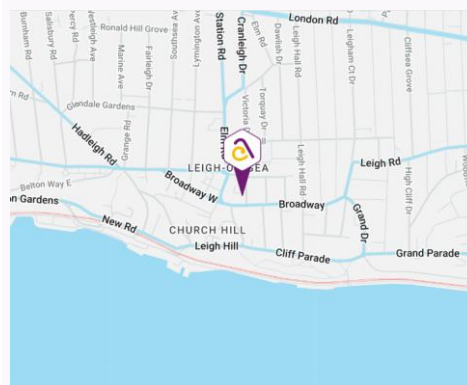
To be confirmed.

VAT:

Plus VAT If applicable.

EPC:

Upon request



BUSINESS RATES:

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

LEGAL COSTS:

Ingoing tenant to be responsible for the landlord's reasonable legal costs.

TENURE:

Leasehold

RENT:

Ground Floor & Basement -
£60,000 Per Annum Exclusive

Whole Building -
£100,000 Per Annum Exclusive

VIEWING:

Strictly by prior appointment via landlords 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