



Ayers & Cruiks
COMMERCIAL

95 Broadway, Leigh-on-Sea, SS9 1PG
To Let | 409 to 874 sq ft

Attractive high street retail unit with basement, offering excellent visibility and footfall to let.



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1PG

Summary

- Rent: £24,000 per annum
- Business rates: £7,235.50 per annum
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

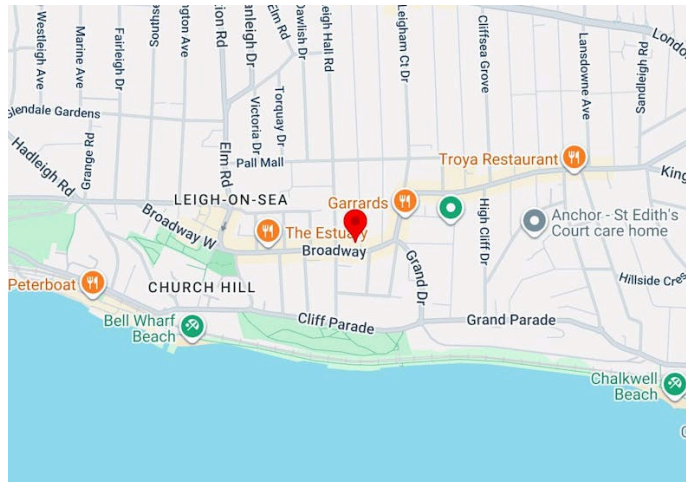
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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



Key Points

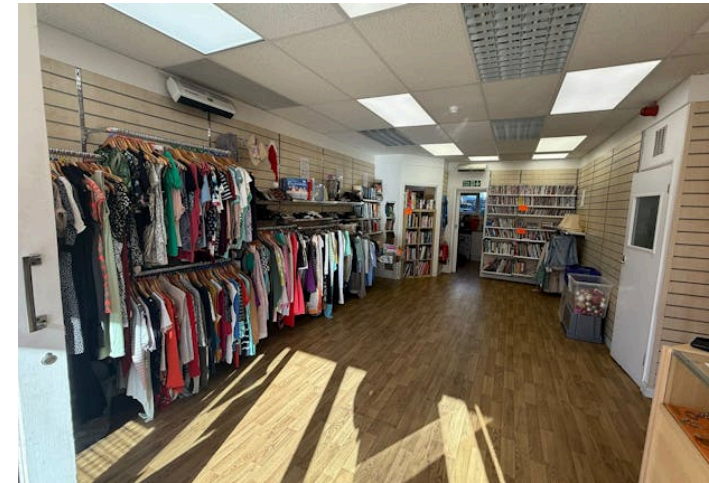
- Prominent Broadway location
- 376 SQFT retail space
- Basement storage
- High pedestrian footfall
- Rent only £24,000 per annum

Description

This property consists of a ground floor retail unit with kitchenette to rear and W/C: and convenient internal access to a 409 SQFT basement which is ideal for storage. The premises is currently trading as a charity shop and benefits from a prominent position in the sought after Broadway which provides high footfall and visibility. The premises will be available to occupy from January 2026.

Location

This property is situated on Leigh Broadway in the vibrant area of Leigh-on-Sea, it is known for its strong community atmosphere. The area is renowned for its independent shops, cafes, pubs, and restaurants, creating a lively and welcoming environment.



The location benefits from good transport links with regular bus services connecting to nearby areas. Leigh Station is approximately 1 mile away, providing easy access to train services.

Accommodation

Floor/Unit	sq ft	sq m	Availability
Ground	465	43.20	Available
Basement	409	38	Available
Total	874	81.20	

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

Fully repairing and fully insuring by virtue of service charge

