





LEIGH-ON-SEA



FOR SALE/TO LET

The Grand,
Broadway,
Leigh-On-Sea,
Essex SS9 1PJ

RESTAURANT/LEISURE PREMISES
4,780 – 12,939 SQ. FT.
(444 – 1,202 SQ.M.)

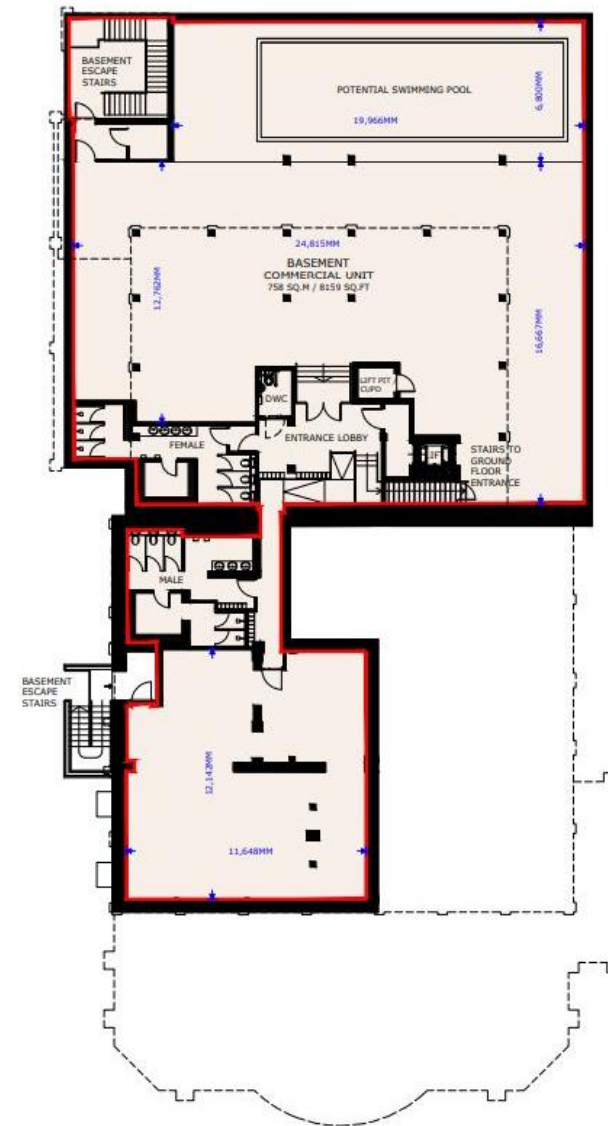
-  **PROMINENT POSITION ON THE BROADWAY, LEIGH-ON-SEA**
-  **GROUND FLOOR RESTAURANT AND LOWER GROUND FLOOR SPACE**
-  **SUITABLE FOR A VARIETY OF USES**
-  **HEAVY FOOTFALL AND VEHICULAR TRAFFIC**
-  **LONG LEASEHOLD / NEW LEASE AVAILABLE**



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



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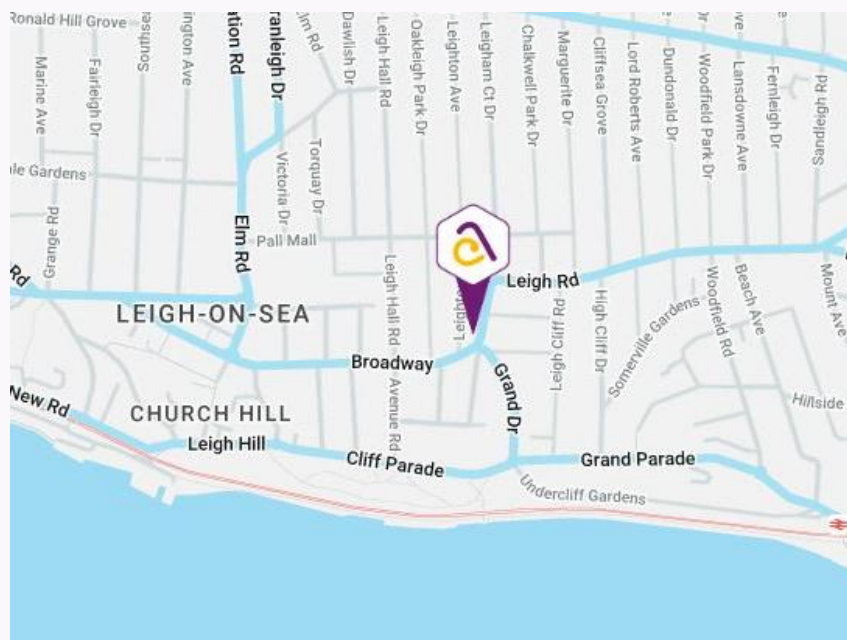
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DESCRIPTION AND LOCATION

This iconic building which has been around since the 1900's is situated in the heart of the Broadway, Leigh on Sea. Within walking distance to the Estuary and Old Leigh.

The ground floor offers open space with separate rooms, drainage for WC.s and a terrace to the front. The lower ground floor is ideal for a leisure/spa premises offering open space to the front and rear of the building with a space for a swimming pool already in place (although this can be boarded to cover). The property may also suit many alternative uses and the units can either be taken on their own or they can be combined as one unit. There will be a lift from the ground to the lower ground floor and allocated parking to the front.



ACCOMMODATION

Restaurant & terrace 4,780 SQ. FT. 444 SQ. M.)
Lower ground floor 8,159 SQ.FT (758 SQ. M.)

Total approx. area 12,939 SQ.FT. (1,202 SQ. M.)

RENT

Restaurant & terrace POA
Lower ground floor POA
Whole unit POA
All floors plus, VAT if applicable

PRICE

Restaurant & terrace POA
Lower ground floor POA
Whole unit POA
All floors plus, VAT if applicable

TENURE

Leasehold / Long leasehold

BUSINESS RATES (2022/2023)

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

LEGAL COSTS

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

TERMS

The premises is available to let upon on a new full repairing and insuring lease, for a term to be agreed.

EPC

Awaiting EPC

VIEWING

Strictly by prior appointment by the sole appointed agents **Ayers & Cruiks**.

Southend Office 01702 343060

Chelmsford Office 01245 202555

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.



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