



Ayers & Cruiks
COMMERCIAL

To Let
724 sq ft

35 Broadway, Leigh-on-Sea, SS9 1PA

Ground floor retail unit in a prominent corner position with a parking space.

- Open plan retail area
- Heavy vehicular and footfall traffic
- New lease available
- Rent only £30,000 per annum

www.ayerscruiks.co.uk



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Summary

- Rent: £30,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (78)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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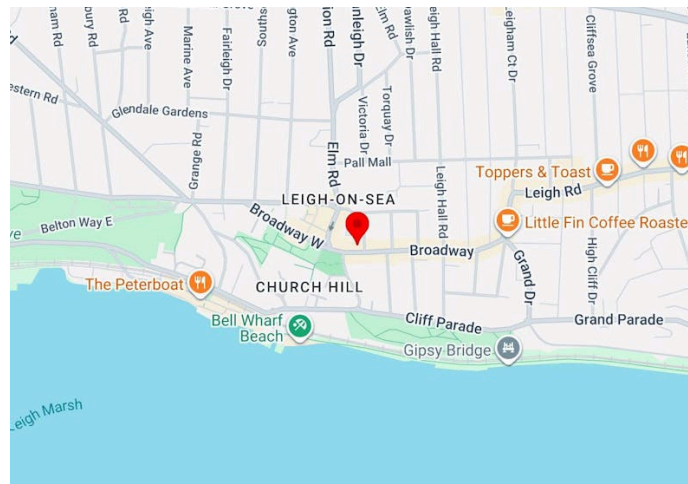
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Description

The property occupies a prominent corner plot and comprises of a ground floor retail unit with a return frontage to West Street. It was previously trading as a clothes retailer, benefitting from a WC and kitchenette with a yard and parking to the rear.

Location

This retail premises is situated on Leigh-On-Sea Broadway, a well established commercial parade known for its mix of independent retailers and cafés etc. It benefits from strong pedestrian footfall and excellent visibility, with nearby public parking and convenient access to Leigh-On-Sea train station providing direct links to London Fenchurch Street.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Retail	724	67.26	Available



Terms

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

Rent

£30,000 per annum exclusive

Viewings

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



