



Ayers & Cruiks
COMMERCIAL

For Sale

745 sq ft

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

Corner plot on Leigh Broadway with ground-floor shop, WC/kitchenette, plus let 2-bed flat earning £1,100 pcm.

- Mixed Use Property
- Ground floor vacant retail unit
- 2 Bed Flat Let on an AST
- Yard and parking
- Return frontage to West Street

www.ayerscruiks.co.uk



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Summary

- Price: Offers in the region of £580,000
- 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
- EPC: D (78)

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

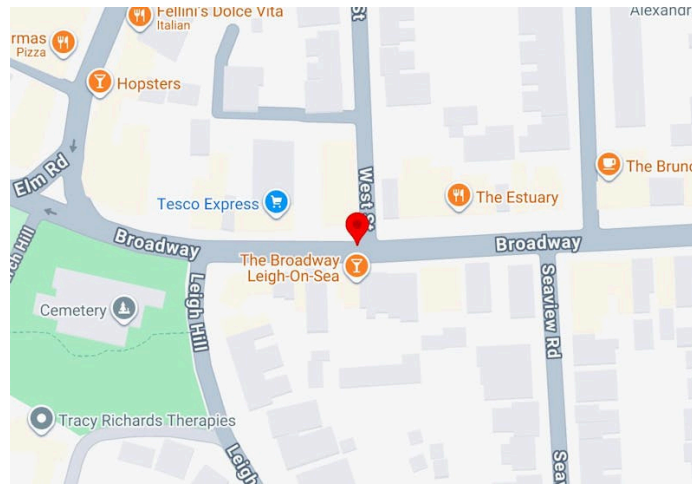
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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



Description

The property occupies a prominent corner plot and comprises a ground-floor commercial 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. Above the property is a self-contained first-floor two-bedroom flat, which has been let since 26th January 2026 and is generating a rental income of £1,100 per calendar month.

Location

This property 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

Name	sq ft	sq m
Ground - Shop	745	69.21
1st - Flat	559	51.93
Outdoor - Rear Yard / Parking	148	13.75

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Price

Offers In The Region Of £580,000

Viewings

Strictly by prior appointment via the landlord's appointed agents, Ayers & Cruiks.