



Ayers & Cruiks
COMMERCIAL

To Let

225 sq ft

**Rear Of 113 Broadway,
Leigh-On-Sea, SS9 1PG**

Located just off Leigh Broadway, the unit offers access to town centre, with open-plan office, kitchenette, WC and 4.1m glazed frontage

- Office/Retail Shop
- Fully Glazed frontage of 4.1m
- W.C & Kitchenette
- New Lease Available
- Rent Only £9,000 Per Annum Exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £9,000 per annum
- Business rates: £3,343.30 per annum Interested parties are advised to confirm the rating liability with the relevant local authority
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (100)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

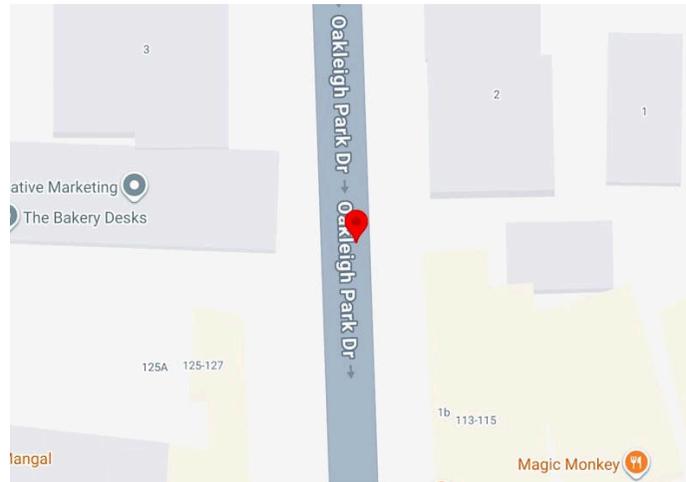
Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

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 comprises an open-plan space with a large glazed frontage spanning approximately 4.1 metres, currently used as an office, and benefiting from a kitchenette and W.C.

Location

The unit is located just off of Leigh Broadway, in a convenient and well-established commercial area. It benefits from easy access to the town centre, local amenities, and transport links.

Accommodation

Description	sq ft	sq m	Availability
Office/Shop	225	20.90	Available

Terms

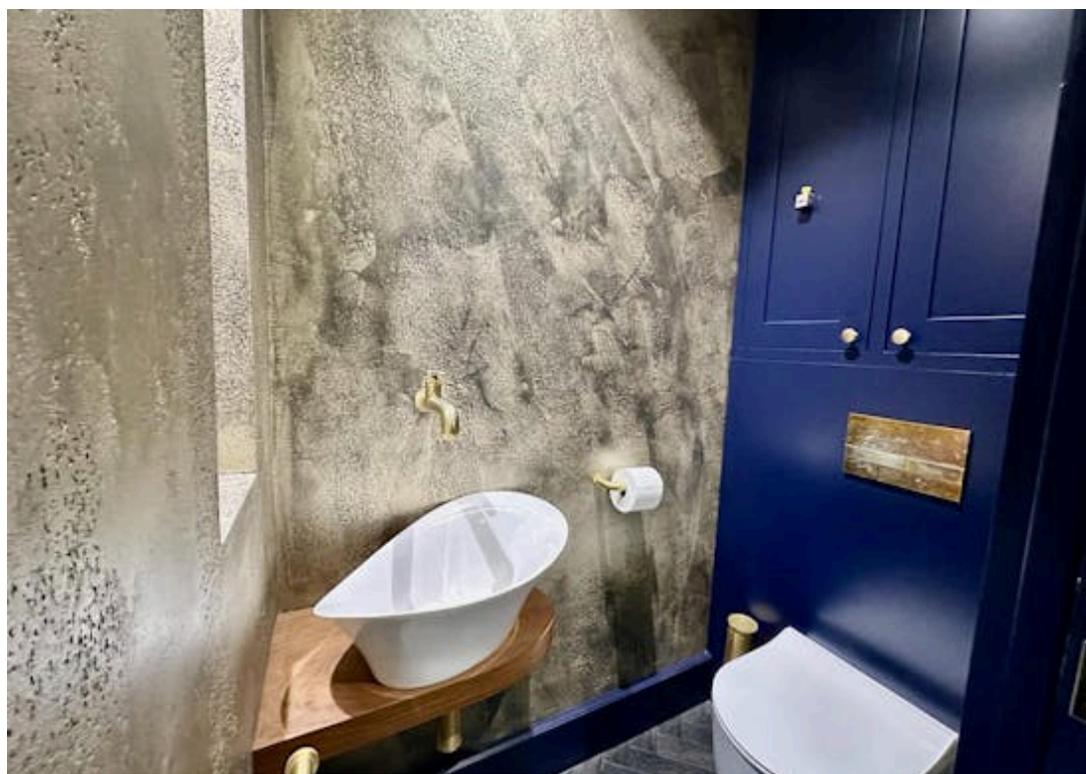
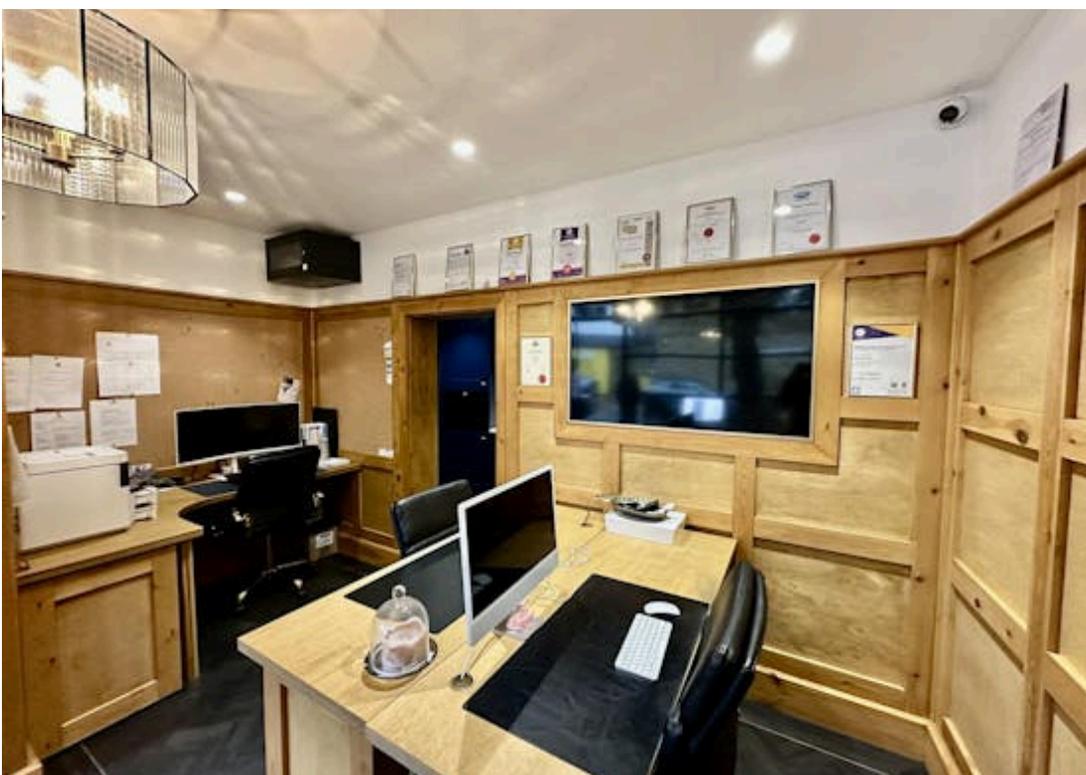
Available to let on a new full repairing and insuring lease for a term to be agreed.

Price

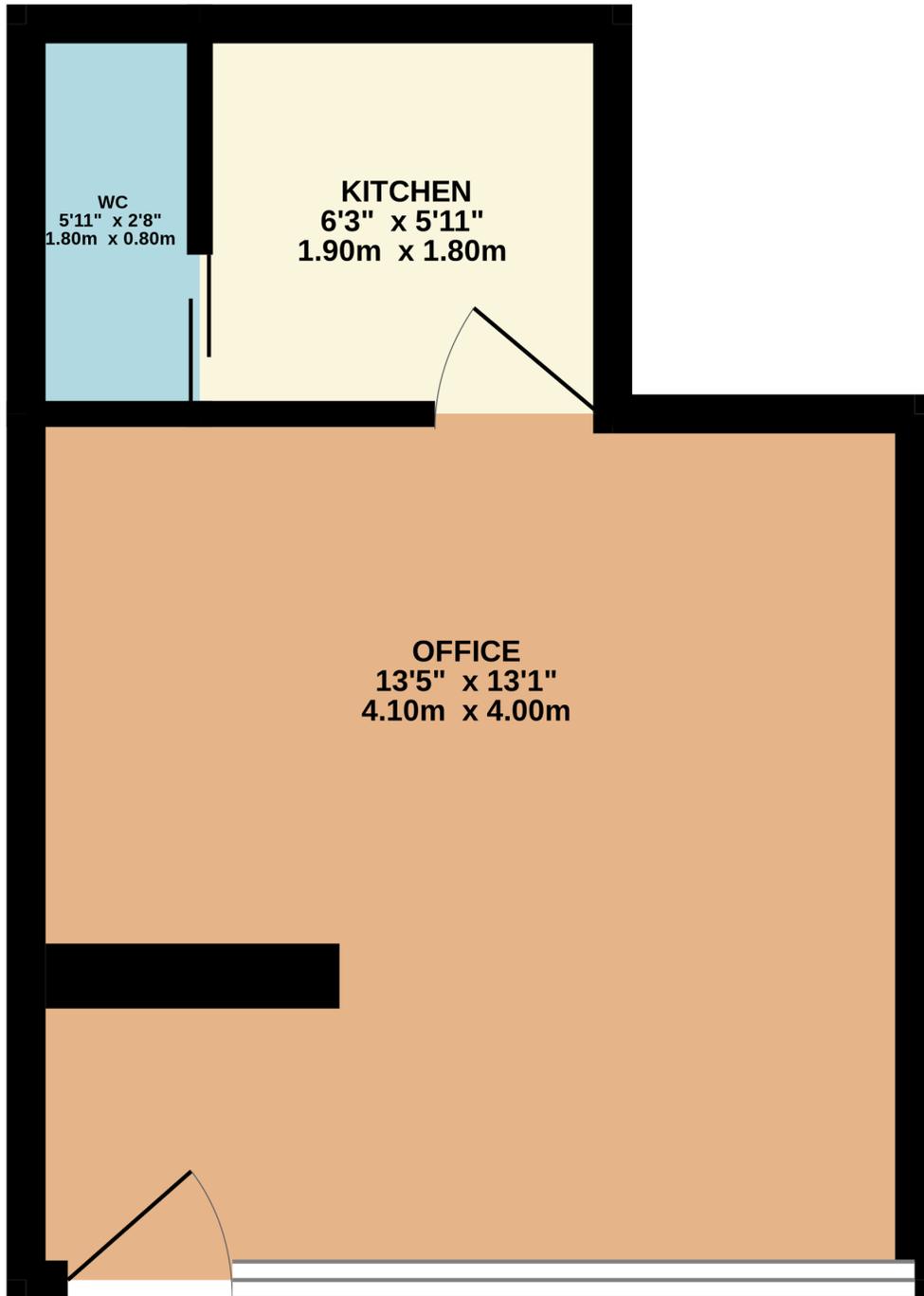
£9,000 Per Annum Exclusive

Viewings

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



GROUND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 225 sq.ft. (20.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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