



Ayers & Cruiks
COMMERCIAL

115 Broadway, Leigh-on-Sea, SS9 1PG

For Sale | 564 sq ft

Café investment opportunity located in a prominent position on Leigh Broadway.

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1PG

Summary

- Price: £100,000
- Business rates: £5,863.25 per annum 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: C (63)

Contact & Viewings

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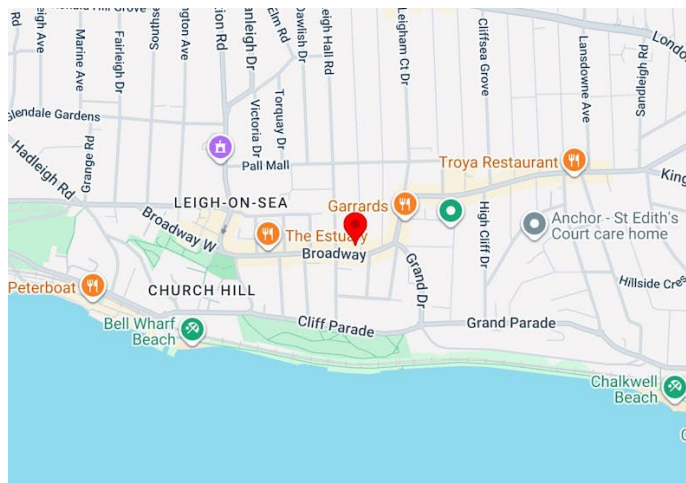
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Key Points

- Investment opportunity
- Fully fitted open kitchen and service counter
- WC facilities and staff/storage facilities
- Prominent location on Leigh Broadway
- Price only £100,000

Description

An excellent opportunity to acquire a long-established and popular creperie and pancake café situated in the heart of Leigh-On-Sea, Broadway, one of Essex's most vibrant high streets. Lemon Witch is well known locally for its creative menu of sweet and savoury crepes, galettes, pancakes and shakes together with a strong reputation for catering to vegan, gluten-free and dairy-free diets. The property offers a welcoming dining area with seating for approximately 34 covers inside and 6 outside, fully fitted open kitchen and serving counter, quality fixtures, fittings and catering equipment, rear preparation area and storage/staff facilities, WC facilities and outside seating subject to permission.

Location

The café is situated on The Broadway, Leigh-On-Sea's main shopping and leisure street, surrounded by independent boutiques, cafés and restaurants. The location benefits from year-round footfall, nearby parking and proximity to Leigh-on-Sea Station, offering easy access to Southend and London.

Accommodation

Building Type	sq ft	sq m	Availability
Retail	564	52.40	Available

Terms

Assignment of an existing lease expiring 12th October 2029 with current rent being £21,500 per annum exclusive and a turnover of approximately £180,000. Accounts are available upon request.

Business Opportunity

Lemon Witch represents a turnkey opportunity for an owner-operator or hospitality group seeking a prime position in Leigh-On-Sea. The café has a strong online presence and reputation with the potential to expand opening hours, delivery services and private hire trade.

Price

£100,000

Viewings

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