



Ayers & Cruiks
COMMERCIAL

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

To Let / For Sale | 8,159 to 12,939 sq ft

Versatile property with open-plan space, terrace, parking & pool option ideal for leisure/spa or commercial use.

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

Summary

- Rent: Rent on application
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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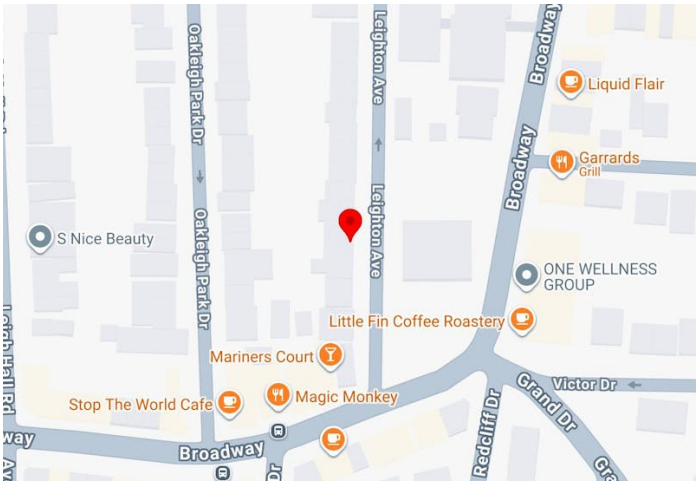
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Key Points

- Prominent position on the Broadway Leigh
- Ground floor restaurant
- Lower ground floor leisure facility
- Suitable for a variety of uses
- Heavy footfall and vehicular traffic
- Long leasehold / new lease available

Description

The ground floor offers a bright and spacious open-plan layout complemented by a number of separate rooms, making it highly versatile for a range of commercial uses. Drainage for WCs is already in place, and a terrace to the front adds potential for outdoor seating or display space. The lower ground floor is particularly well-suited for a leisure or spa premises, featuring generous open areas at both the front and rear. A designated space for a swimming pool has already been created, though this can be easily boarded over if not required. The building is suitable for a variety of alternative uses and offers flexibility, with the option to occupy the units separately or combine them into one larger space. A lift will provide access between the ground and lower ground floors, and allocated parking is available at the front of the property. This is a rare opportunity to secure a truly distinctive space in one of Leigh-on-Sea's most vibrant and sought-after locations.



Location

This landmark building, dating back to the early 1900s, is positioned in the heart of the Broadway, Leigh-on-Sea—just a short walk from the Estuary and the historic charm of Old Leigh.

Accommodation

Floor/Unit	Description	sq ft	sq m
Lower Ground	-	8,159	758
Unit	Whole	12,939	1,202.07
Unit	Restaurant and Terrace	8,159	758

Viewings

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

Terms

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