



Ayers & Cruiks
COMMERCIAL

For Sale
1,998 sq ft

63 & 63A Broadway, Leigh-on-Sea, SS9 1PE

Investment opportunity for a ground floor shop and a self contained first floor flat in Leigh Broadway.

- Mixed-use investment opportunity
- Self-contained residential flat
- Currently producing £40,200 per annum
- Offers from £580,000

www.ayerscruiks.co.uk



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Summary

- Price: Offers from £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

Further information

- [View details on our website](#)

Contact & Viewings

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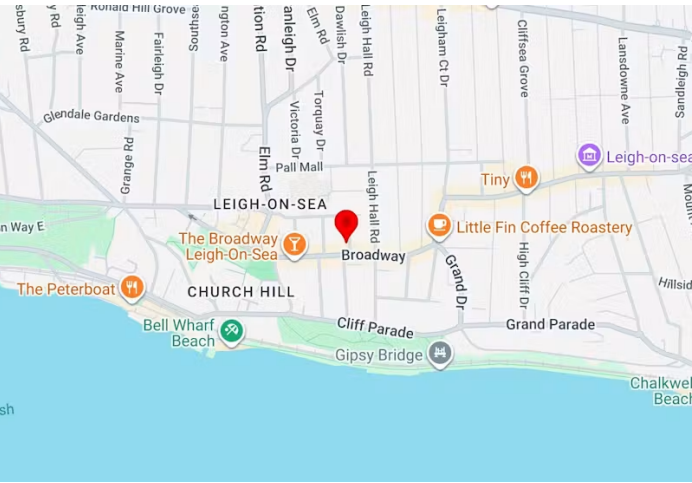
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Offices

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Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Description

This property comprises of a ground floor retail unit with a self-contained flat at first floor level with rear entrance. The retail unit is currently let to Subway featuring a front seating area, a rear room and a two storey store. The flat comprises of an entrance hall, shower room, utility room, kitchen, bedroom and lounge with access being provided via a staircase at the rear. The flat also benefits from vehicular access to the rear.

Location

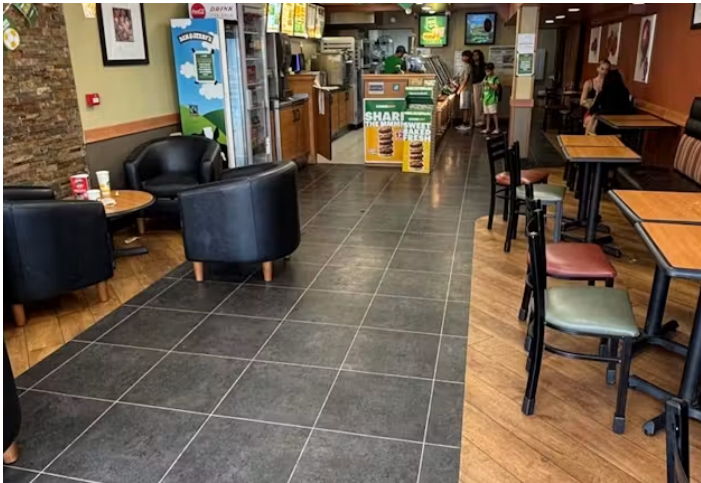
The property occupies a prominent position on Leigh Broadway benefitting from strong pedestrian footfall and excellent visibility It is surrounded by a mix of national and independent retailers, cafés and restaurants. Leigh-On-Sea train station is within easy walking distance, providing regular services to London Fenchurch Street, while the A13 and A127 offer convenient road links across South Essex.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	1,386	128.76
1st	Residential Flat	612	56.86

Total 1,998 185.62

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Terms

The ground floor shop is currently let to Subway Reality Limited on a 15 year lease from the 21st October 2013, with five-yearly rent reviews. Following the last 2023 review, the passing rent is £28,500 per annum. Subway Reality Limited currently have a CreditSafe score of 93A and a credit limit of £1,350,000. The first floor flat is let on an Assured Shorthold Tenancy now Periodic Tenancy from 28th September 2024 for an original term of 12 months but the tenant is holding over. The current passing rent is £975 per calendar month.

Price

Offers from £580,000

Viewings

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



