



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**394 sq ft**

**3-3A Clements Arcade,  
Leigh-on-Sea, SS9 1PA**

Café / retail unit with outdoor seating area, situated in a prominent retail parade in Leigh-On-Sea

- Retail unit with outdoor seating
- Commercial kitchen
- Communal WC facilities
- New lease available



## 3-3A Clements Arcade, Leigh-on-Sea, SS9 1PA

### Summary

- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed

### Further information

- [View details on our website](#)

### Contact & Viewings

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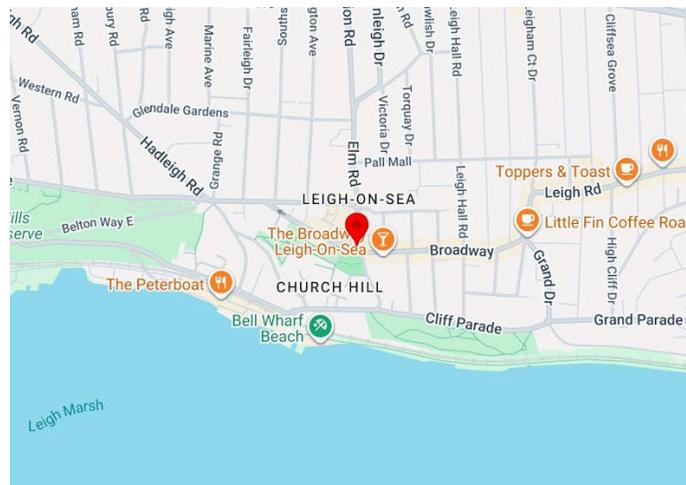
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### Offices

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### Description

A retail unit currently operating as a cafe with a commercial kitchen and trade counter. It also benefits from communal WC facilities and an outdoor seating area.

### Location

This property occupies a prominent position within Clements Arcade, a well-established retail parade fronting the busy Broadway in Leigh-On-Sea. The location benefits from strong pedestrian footfall, a vibrant mix of independent retailers and cafés and convenient access to nearby parking. Leigh-On-Sea and Chalkwell train stations are only a short walk away offering direct services to the London Fenchurch Street.

### Accommodation

Building Type	sq ft	sq m	Availability
Retail	394	36.60	Available

### Terms

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

### Viewings

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

### Rent

£12,000 Per Annum Plus VAT if Applicable