



Ayers & Cruiks
COMMERCIAL

To Let

291 sq ft

**Rear of 35 Broadway,
Leigh-On-Sea, SS9 1QG**

Large double garage that would be ideal for a workshop or storage space, located just off of Leigh Broadway with mains power.

- Storage/ workshop unit
- New roof and roller shutter door being installed
- 5.14m x 5.26m
- New lease available
- £7,200 per annum exclusive

www.ayerscruiks.co.uk



Rear of 35 Broadway, Leigh-On-Sea,
SS9 1QG

Summary

- Rent: £7,200 per annum
- Business rates: 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
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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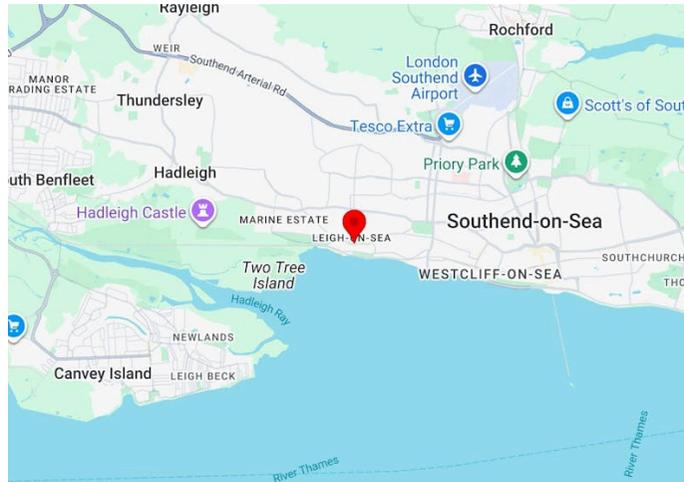
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Description

This large double garage benefits from mains power, with a new roller shutter door and new roof to be installed providing security. It would be suitable for use as a workshop or storage.

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

| Floor/Unit | sq ft | sq m | Availability |
|------------|-------|-------|--------------|
| Unit | 291 | 27.03 | Available |

Terms

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

The unit will benefit from small business rates relief subject to meeting the criteria.

Rent

£7,200 per annum exclusive

Viewings

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