



Ayers & Cruiks
COMMERCIAL

To Let

1,300 sq ft

**1470 London Road, Leigh-
On-Sea, SS9 2UR**

**Ground and first floor retail unit
with several treatment rooms
and WC facilities.**

- Ground and first floor retail unit with basement storage
- Sought after location
- WC facilities
- New lease available
- £27,500 per annum exclusive

www.ayerscruiks.co.uk



1470 London Road, Leigh-On-Sea,
SS9 2UR

Summary

- Rent: £27,500 per annum
- Business rates: £10,728.50 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 (68)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

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



Description

This property is currently vacant but was previously used as a sauna studio. It is arranged over the ground and first floor with basement storage and benefits from a main retail area with several treatment rooms and WC facilities.

Location

This property occupies a prominent corner position on London Road, experiencing high levels of pedestrian footfall and steady vehicular traffic. The area is surrounded by a strong mix of independent retailers, national operators, cafes and local services. The property benefits from good public transport links and convenient access to Leigh-On-Sea town centre, Southend and the wider Essex network.

Accommodation

Building Type	sq ft	sq m	Availability
Retail	1,300	120.77	Available



Terms

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

Rent

£27,500 per annum exclusive

Viewings

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





