



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
**753 sq ft**

**49 Broadway, Leigh-on-Sea, SS9 1PA**

Ground floor retail space currently fitted as a hairdressers with kitchenette and WC facilities.

- Central Leigh Broadway Location
- Ground Floor Retail Premise
- New Lease Available
- Kitchenette & WC
- Rent £25,000 Per Annum Exclusive

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



**49 Broadway, Leigh-on-Sea, SS9  
1PA**

## Summary

- Rent: £25,000 per annum
- 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: Incoming tenant is liable for both parties legal costs
- EPC: D
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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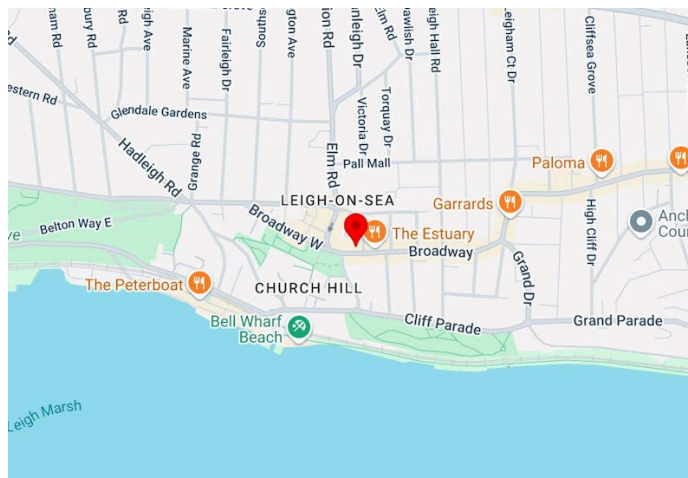
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## Offices

86-88 Baxter Avenue,  
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Tel: 01245 202555

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## Description

This property comprises a ground floor retail space, currently fitted out as a hairdressers. The location offers excellent visibility and street frontage, attracting a significant amount of foot traffic, making it an ideal spot for business exposure.

## Location

This property is situated on Leigh Broadway in the vibrant area of Leigh-on-Sea, it is known for its strong community atmosphere. The area is renowned for its independent shops, cafes, pubs, and restaurants, creating a lively and welcoming environment. The location benefits from good transport links with regular bus services connecting to nearby areas. Leigh Station is approximately 1 mile away, providing easy access to train services.

## Accommodation

Name	sq ft	sq m
Building	753	69.96



## Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

## Terms

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

## Rent

£25,000 Per Annum Exclusive