



Ayers & Cruiks  
COMMERCIAL

To Let

753 sq ft

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

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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



## 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: Ingoing tenant is liable for both parties legal costs
- EPC: D
- Lease: New Lease

### Further information

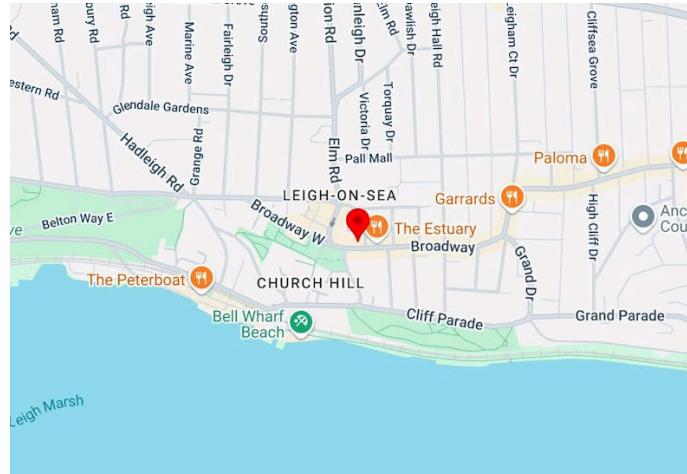
- [View details on our website](#)

### Contact & Viewings

Neil Burroughs 01702 608035 neil@ayerscruiks.co.uk	Darrell Clarke 01702 608039 darrell@ayerscruiks.co.uk
Cameron Cruiks 01702 608045 cameron@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
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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 a new full repairing and insuring lease for a term to be agreed.

### Rent

£25,000 Per Annum Exclusive