



Ayers & Cruiks
COMMERCIAL

For Sale
933 sq ft

**1070 London Road, Leigh-
On-Sea, SS9 3NA**

Fully equipped and successfully trading dark kitchen situated in Leigh-On-Sea.

- Fully fitted commercial kitchen with quality equipment included
- Proven trading history and profitable turnover
- Approximately 933 sq ft of useable space
- High visibility position on popular London Road
- Long-term lease already in place (15 years remaining)
- Low annual rent increasing profitability
- Ideal for food delivery operators, franchisers, or expansion sites

www.ayerscruiks.co.uk



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SS9 3NA

Summary

- Price: Offers in the region of £175,000
- Business rates: £5,114.75 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 (52)

Further information

- [View details on our website](#)

Contact & Viewings

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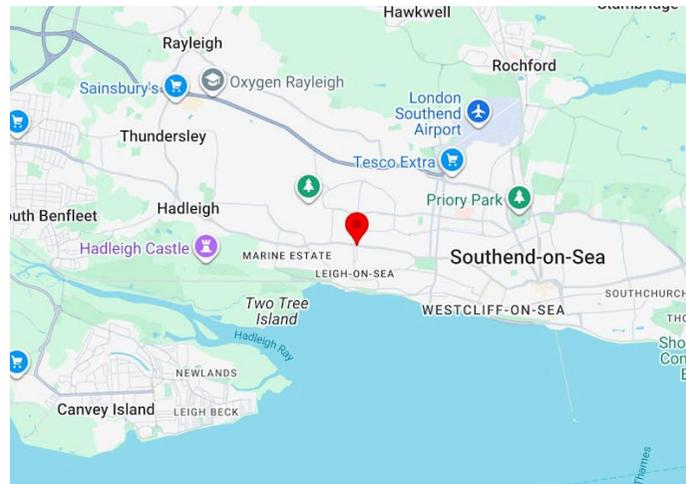
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Description

An exceptional opportunity to take on a fully equipped and successfully trading dark kitchen that is ready for continued operation with no downtime required. Some of the equipment that is included in the sale is: charcoal grill, 4x deep fryers, 2x drink fridges, donner machine, rational oven, till system, 2x walk-in fridges, hot plate, prep counters and stainless steel surfaces and salad fridges. The business achieves a current turnover of approximately £6,000 per week, with potential for further growth through brand expansion or menu development.

Held on an existing 15-year lease expiring 27th March 2040, with a rent of just £11,430 per annum, the unit offers both affordability and long-term stability. There is a rent review on the first anniversary and every fourth anniversary of the date of the first rent review.

Location

Situated on the busy London Road in Leigh-On-Sea, the property benefits from a strong delivery radius and consistent demand.



It is in close proximity to Leigh and Chalkwell train stations, providing easy access to London and Southend.

Accommodation

Building Type	Size	sq m	Availability
Retail	933 sq ft	86.68	Available

Terms

The business is held on an existing 15 year lease, with a rent of just £11,430 per annum and a current turnover of £6,000 per week.

Price

Offers in the region of £175,000

Viewings

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