



Ayers & Cruiks
COMMERCIAL

St Clements Gate, Broadway, Leigh-On-Sea, SS9 1RJ

To Let / For Sale | 694 sq ft

Commercial unit with 95 ft full glazed frontage to Broadway and suitable for non-food retail/office/medical.

St Clements Gate, Broadway, Leigh-On-Sea, SS9 1RJ

Summary

- Rent: £18,500 per annum
- Price: Offers in the region of £265,000
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: Applicable
- 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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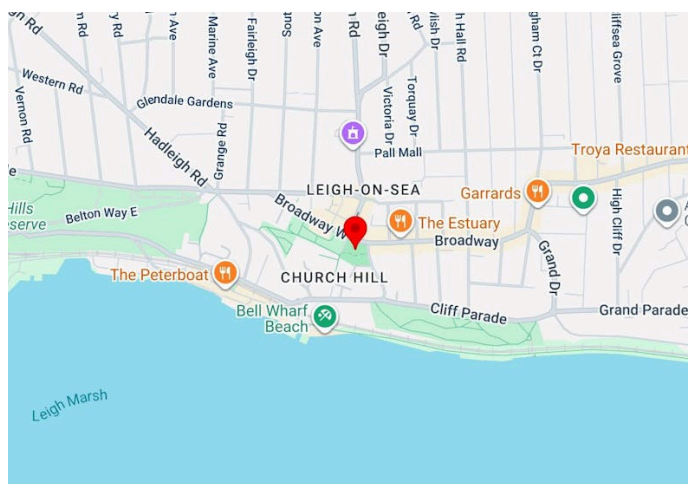
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www.ayerscruiks.co.uk



Key Points

- Most prominent commercial unit
- Over 95 ft (29m) road frontage
- Suitable: non-food retail/office/medical
- New lease available
- For Sale on a Long Leasehold Basis
- Heavy footfall and vehicular traffic

Description

Our client has developed this site culminating in 20 luxury apartments and the commercial unit running the complete width of the block. The commercial units although shell finish will have a fully glazed front onto the Broadway. There are several locations within the unit that w/c facilities can be constructed.

Location

Situated at the junction of Broadway and Leigh Road in the commercial centre of Leigh on Sea and adjacent to the iconic landmark being the Grand



Hotel currently being re-developed into flats and health club.

Accommodation

Description	sq ft	sq m	Availability
Shop C	694	64.47	Available

Viewings

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

Terms

Our clients preference is to let the unit on a new full repairing and insuring lease, terms to be agreed.

Legal Costs

To Let:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

For Sale:

Each party to bear their own legal costs.