



Ayers & Cruiks
COMMERCIAL

To Let

626 sq ft

**959 London Road, Leigh-
on-Sea, SS9 3LB**

**Retail/ office unit with a glazed
shop front and prominent
location**

- Glazed shop front
- Nearby lay by parking
- New lease available
- £12,500 per annum

www.ayerscruiks.co.uk



959 London Road, Leigh-on-Sea,
SS9 3LB

Summary

- Rent: £12,500 per annum
- Business rates: 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
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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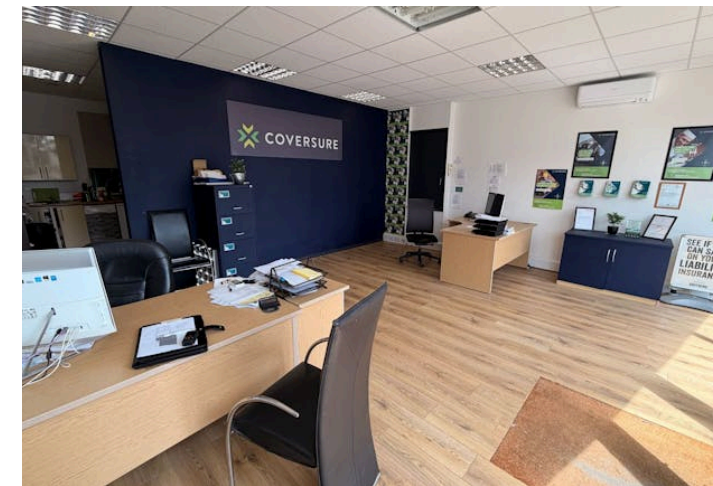
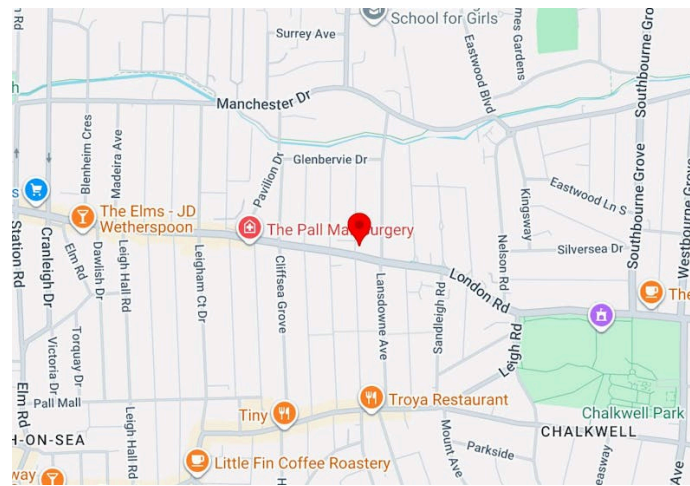
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Offices

86-88 Baxter Avenue,
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SS2 6HZ
Tel: 01702 343060

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



Description

Ground floor, open plan office/ retail unit with a glazed shop front spanning 6.1m. It benefits from air conditioning, WC facilities, kitchen and layby parking nearby.

Location

This property occupies a prominent position on the A13 London Road within Leigh-On-Sea, benefiting from high levels of passing vehicular traffic and strong local footfall. The property is situated within an established commercial parade, close to a range of national and independent occupiers, with convenient access to Leigh-On-Sea town centre and train station.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Office	626	58.16

Terms

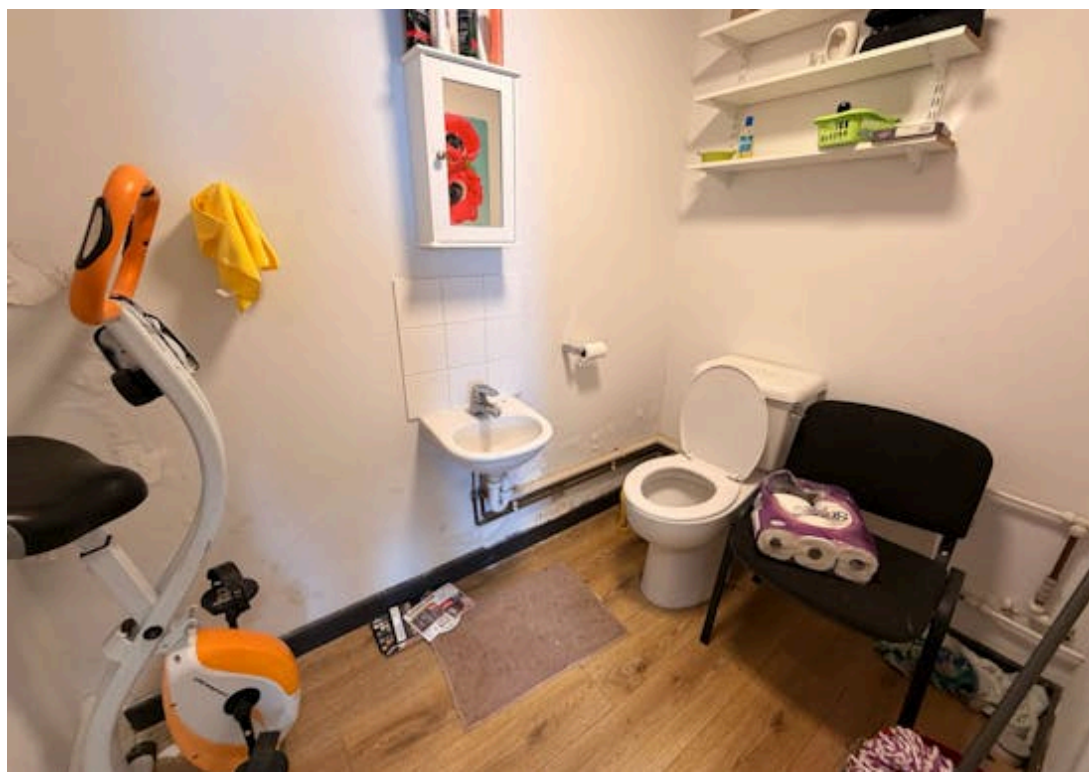
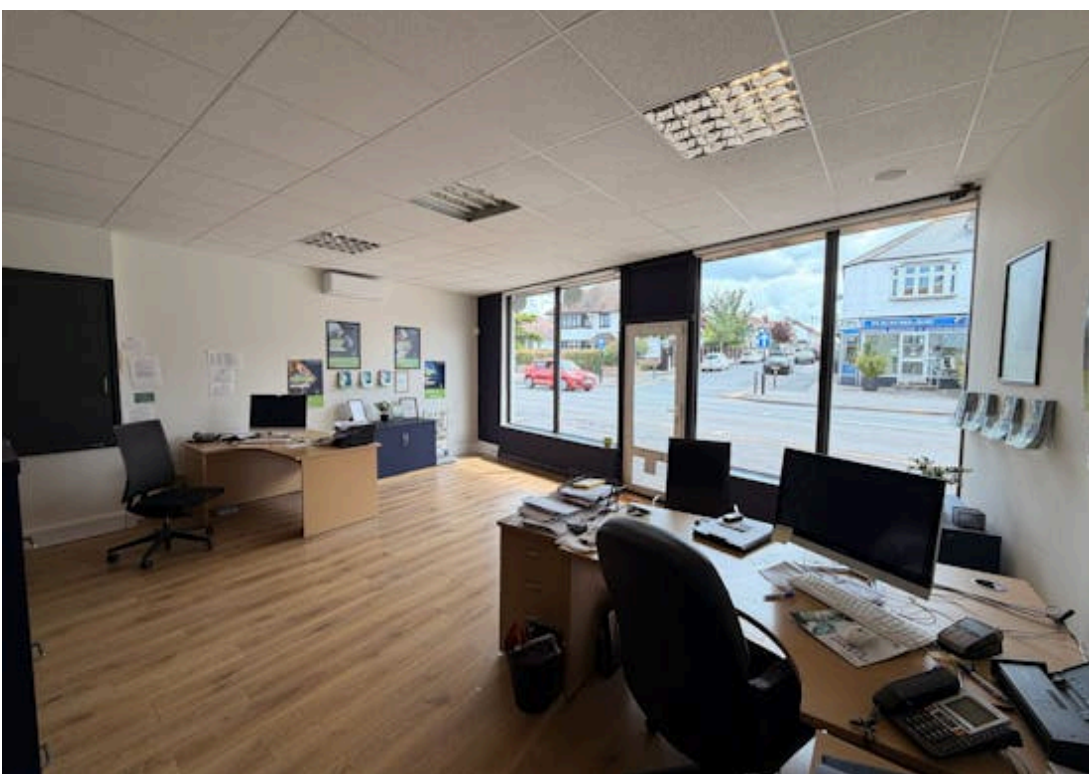
The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

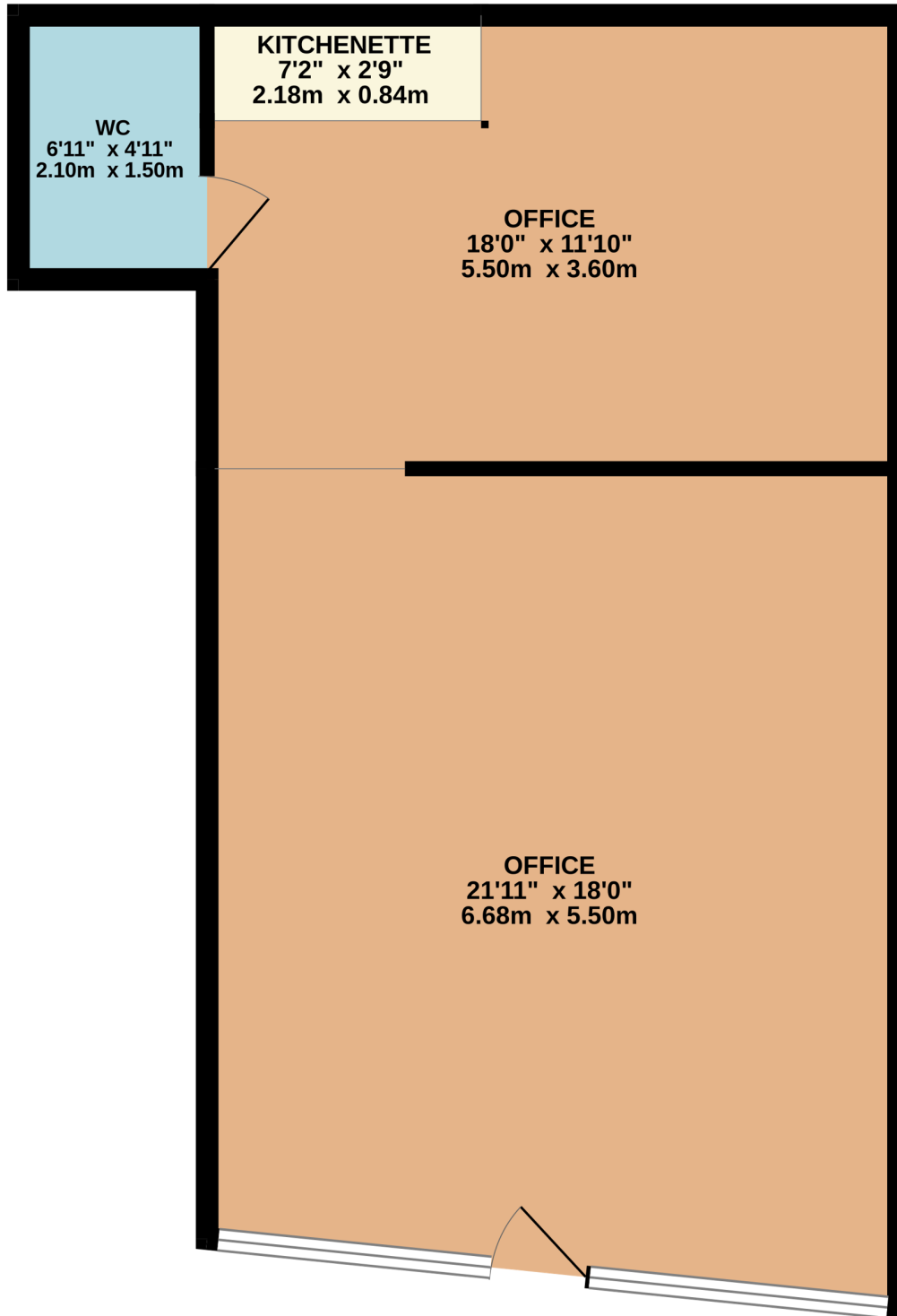
£12,500 per annum exclusive

Viewings

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



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.