



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**793 sq ft**

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

Office/ retail unit with a fully glazed shop front in a prominent position on London Road.

- Retail/ office unit
- High levels of footfall
- Lay-by parking to the front of the property
- New lease available
- £14,000 per annum exclusive



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

## Summary

- Business rates: Interested parties 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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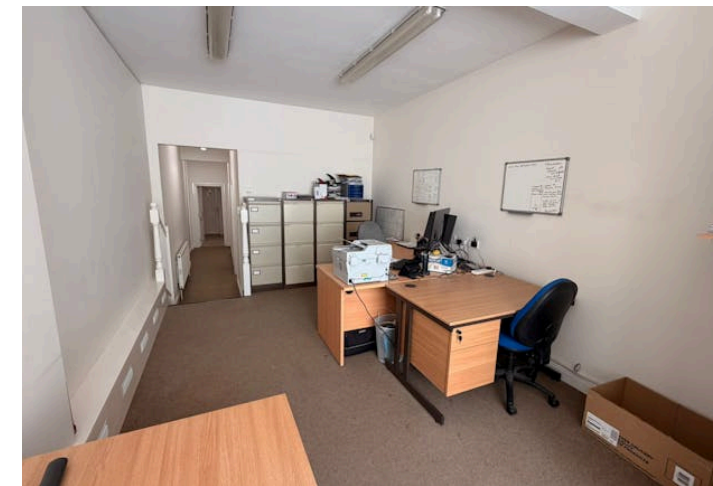
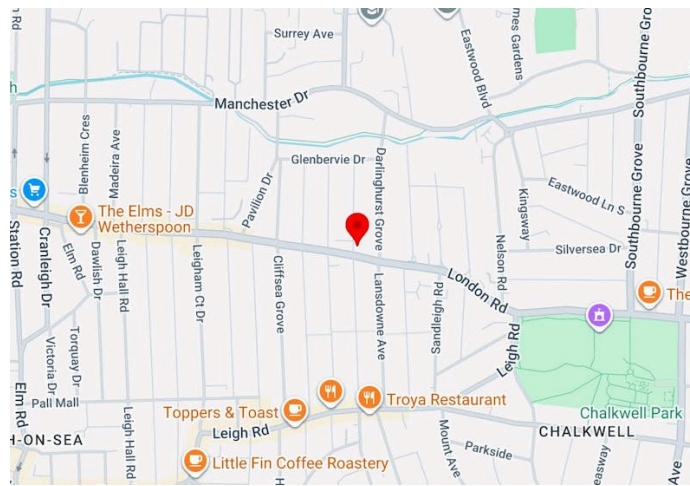
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## Offices

86-88 Baxter Avenue,  
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Tel: 01702 343060

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



## Description

A well presented and versatile unit featuring a fully glazed shop front, currently arranged as an office but also suitable for retail use. The layout includes a reception area, main workspace, three independent meeting rooms and storage space. The property benefits from gas central heating, along with a kitchenette and two WCs. There is lay-by parking to the front of the property with a maximum stay of 1 hour.

## Location

Situated on London Road in Leigh-On-Sea, this property benefits from a prominent and accessible position along a main arterial route. It is conveniently close to a range of local shops, cafés and amenities, with Leigh Broadway just a short distance away. Excellent transport links, including nearby train stations and easy access to the A13, providing straightforward connections to Southend and central London.

## Accommodation

Building Type	sq ft	sq m	Availability
Office	793	73.67	Available

## Terms

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

## Rent

£14,000 per annum exclusive

## Viewings

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

