



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
**510 sq ft**

**410 Rayleigh Road, Leigh-on-Sea, SS9 5PT**

Former tea shop available with WC, kitchenette and garage to the rear.

- Retail unit available
- Garage to the rear
- WC and kitchenette
- New lease available
- Rent only £14,000 per annum

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)





410 Rayleigh Road, Leigh-on-Sea,  
SS9 5PT

## Summary

- Rent: £14,000 per annum
- Business rates: £4,790.40 per annum Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: B (32)

## Further information

- [View details on our website](#)

## Contact & Viewings

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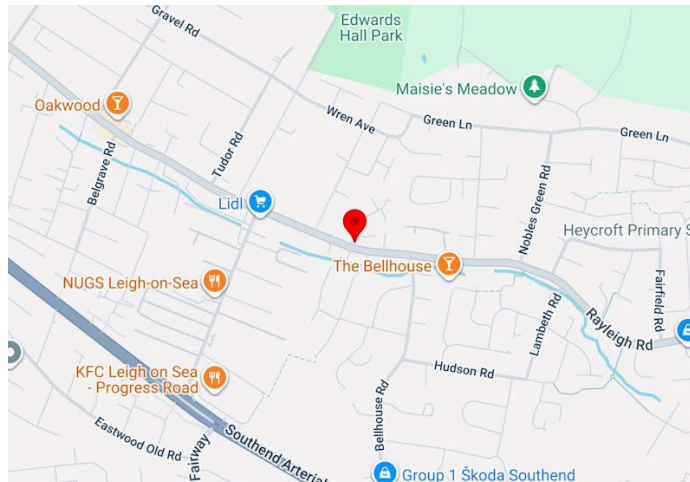
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## Offices

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



## Description

This former tea shop features a welcoming dining area with a large shop frontage, main trading area and supporting amenities including a WC and kitchenette.

## Location

This property occupies a prominent position in a busy mixed-use area of Leigh-on-Sea, benefiting from strong passing traffic and convenient access to local amenities. The location offers great visibility, good transport links, and is well-served by nearby residential neighbourhoods and established commercial operators.

## Accommodation

Building Type	sq ft	sq m	Availability
Retail	510	47.38	Available



## Rent

£14,000 per annum

## Viewings

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