



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



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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: Ingoing tenant is liable for both parties legal costs
- EPC: B (32)

Further information

- [View details on our website](#)

Contact & Viewings

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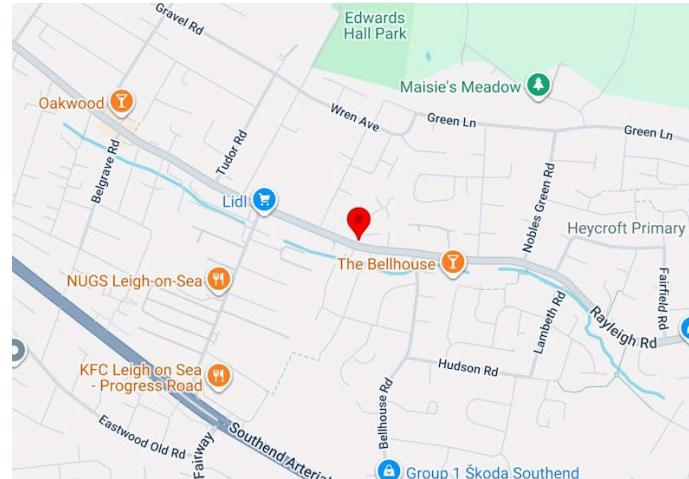
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Description

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.