



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
574 sq ft

**122 Eastwood Old Road,  
Leigh-on-Sea, SS9 4RY**

Well presented retail unit  
suitable for a range of uses in a  
sought after location.

- Open plan sales area
- High pedestrian footfall
- New lease available
- £14,500 per annum exclusive

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



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## Summary

- Rent: £14,500 per annum
- Business rates: £2,594.80 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
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Cameron Cruiks  
01702 608045  
cameron@ayerscruiks.co.uk

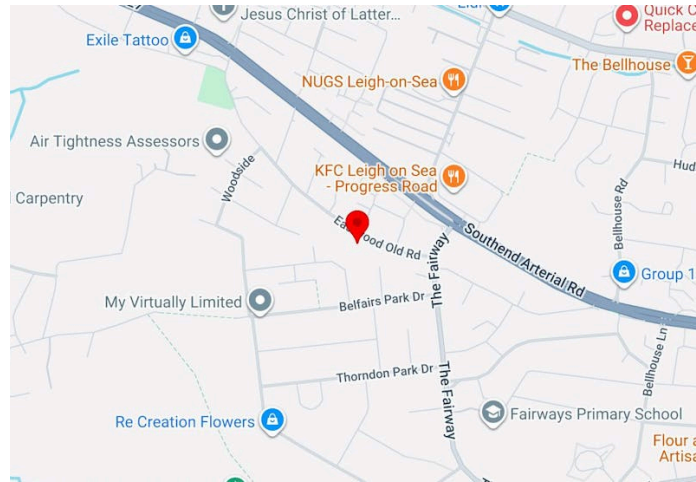
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

Bradley Hair  
01702 608057  
bradley@ayerscruiks.co.uk

## 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

A well presented ground floor retail unit offering a versatile open-plan sales area with glass shop frontage. To the rear, the property benefits from a kitchen and WC making it suitable for a variety of uses.

## Location

This unit occupies a prominent position within a well established mixed use area of Leigh-On-Sea, benefitting from strong local footfall. It offers convenient access to the A127 providing direct links to Southend and London and the surrounding area includes a mix of local shops, services and residential housing, making it a convenient and accessible location.

## Accommodation

Building Type	sq ft	sq m	Availability
Retail	574	53.33	Available

## Terms

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

## Rent

£14,500 per annum exclusive

## Viewings

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