



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
439 sq ft

**23A Broadway, Leigh-on-Sea, SS9 1PA**

Newly renovated retail/ office unit in a popular, sought after location

- Recently refurbished
- High pedestrian and vehicular traffic
- New lease available
- £19,000 per annum exclusive

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



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1PA

## Summary

- Rent: £19,000 per annum
- Business rates: £5,863.25 per annum - Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (75)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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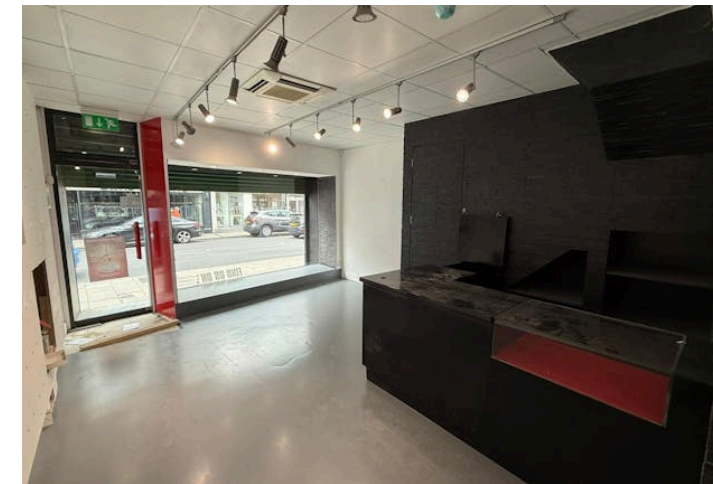
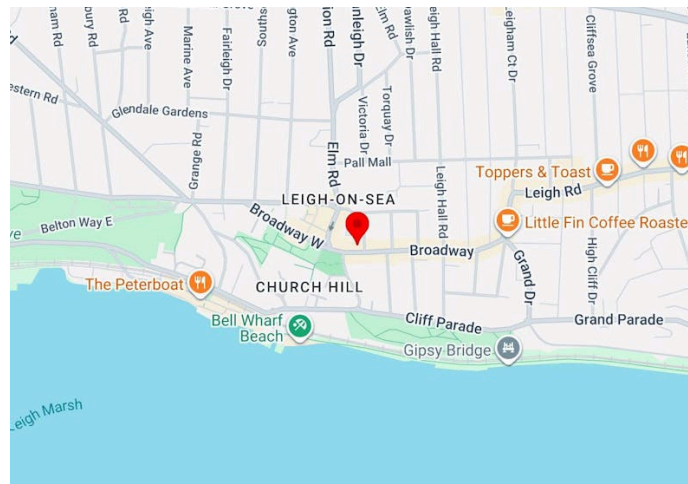
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## Offices

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

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



## Description

A recently refurbished retail unit with a main office/ sales area at the front of the property and an additional sales/ storage room at the rear with a newly installed WC. The property also benefits from a glass shop frontage.

## Location

This property occupies a prominent position in the heart of Leigh-On-Sea Broadway, which is the main commercial thoroughfare, benefiting from strong visibility and strong footfall. It is well served by nearby transport links including local bus routes and Leigh On Sea train station being within easy walking distance offering regular services to Fenchurch Street.

## Accommodation

Building Type	sq ft	sq m	Availability
Retail	439	40.78	Available

## Terms

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

## Rent

£19,000 per annum exclusive

## Viewings

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

