



Ayers & Cruiks
COMMERCIAL

To Let

2,282 sq ft

**109-111 Broadway, Leigh-
On-Sea, SS9 1PG**

Prominent corner property on Leigh Broadway, fitted restaurant with bar, kitchen, basement, AC, sound system & alcohol license.

- Fitted Commercial Kitchen Available
- Situated on Leigh Broadway
- Heavy Footfall & Vehicular Traffic
- New Lease Available
- Rent £45,000 Per Annum



109-111 Broadway, Leigh-On-Sea,
SS9 1PG

Summary

- Rent: £45,000 per annum
- Business rates: £11,601.75 per annum Interested parties are advised to confirm the rating liability with the relevant local authority
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (39)
- 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

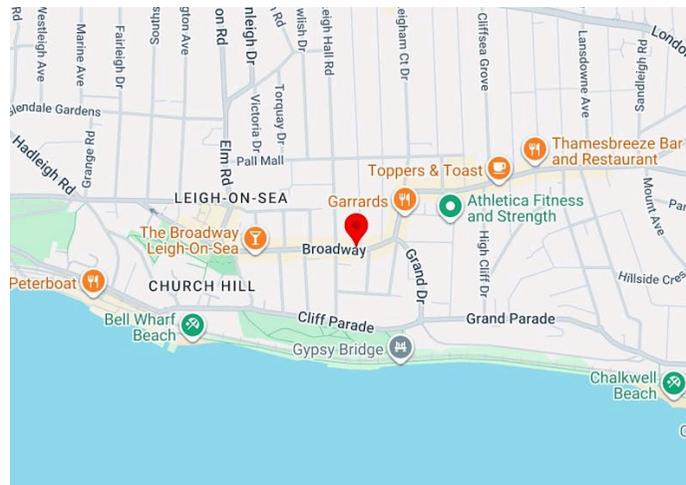
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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

The property benefits from excellent street frontage, situated on a prominent corner plot. Previously fitted as a restaurant, it features wood flooring, a commercial kitchen, and a basement for storage. The premises include a fully functioning bar with draught pumps contracted through Budweiser (contract eligible for renewal).

Additional features include integrated lighting, air conditioning, and a sound system throughout. The premises are licensed for trading from 9 am to 11 pm Monday to Thursday and 9 am to 1 am on Friday and Saturday. All kitchen equipment can either remain at no additional cost or be removed, according to the tenant's preference. Alcohol license subject to 40 covers being laid out.

Location

This property is prominently positioned on Leigh Broadway, benefiting from strong visibility and good footfall. The property is well served by nearby transport links, including local bus routes and train connections, and is within close proximity to a range of retail, leisure and service amenities, making it a convenient and accessible location.



Accommodation

Description	sq ft	sq m
Ground Floor	1,628	151.25
Basement	654	60.76
Total	2,282	212.01

Terms

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

Viewings

Strictly by prior appointment via the landlord's appointed agents, Ayers & Cruiks.

Rent

£45,000 Per Annum Plus VAT If Applicable

