Ayers & Cruiks
COMMERCIAL

To Let

854 sq ft

39 Broadway, Leigh-on-Sea, SS9 1PA

Prominent Leigh Broadway retail shop with office/storage, kitchenette, WC, rear access and parking. High footfall

- Prominent Leigh Broadway location
- High footfall and excellent visibility
- Ground-floor retail with office/storage
- Kitchenette, W.C. and rear access
- New Fully Repairing and Insuring Lease Available
- Rent Only £30,000 Per Annum Exclusive



www.ayerscruiks.co.uk

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Summary

- Rent: £30,000 per annum
- Business rates: 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

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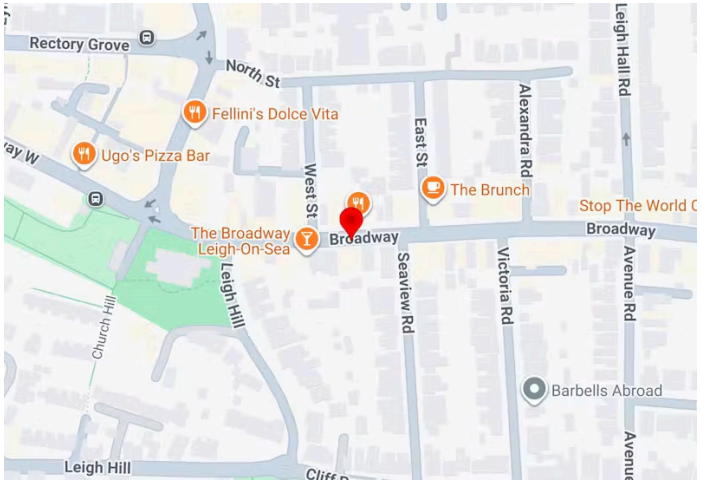
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Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555





Description

The property benefits from a glazed shopfront extending approximately 5.4 metres in width, providing excellent frontage to the main ground-floor retail area, which measures approximately 9.79m x 5.40m. Additional accommodation includes office or storage space, air-conditioning, a kitchenette and W.C. facilities. The premises also benefit from rear access and one allocated parking space.

Location

The property occupies a prominent position on Leigh Broadway, benefitting from strong pedestrian footfall and excellent visibility. It is surrounded by a mix of national and independent retailers, cafés and restaurants. Leigh-On-Sea train station is within easy walking distance, providing regular services to London Fenchurch Street, while the A13 and A127 offer convenient road links across South Essex.

Accommodation

Description	sq ft	sq m
Ground Floor	854	79.34

Viewings

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

Terms

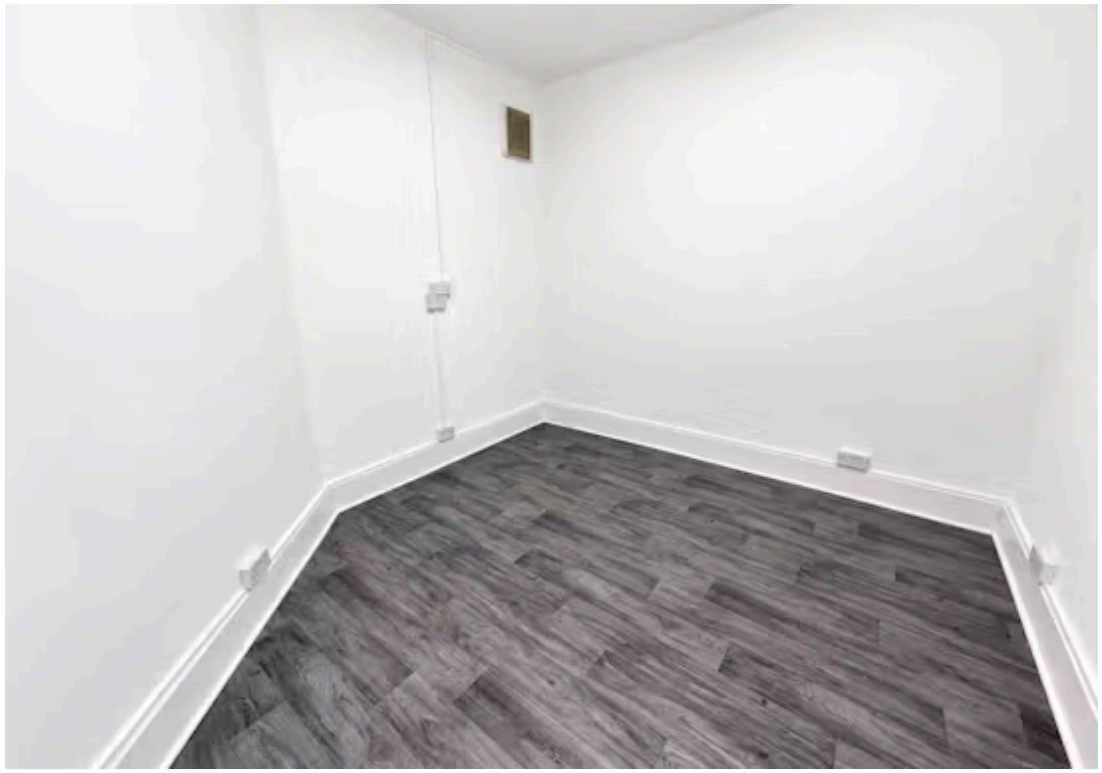
The property is available on a new full repairing and insuring lease for a term to be agreed.

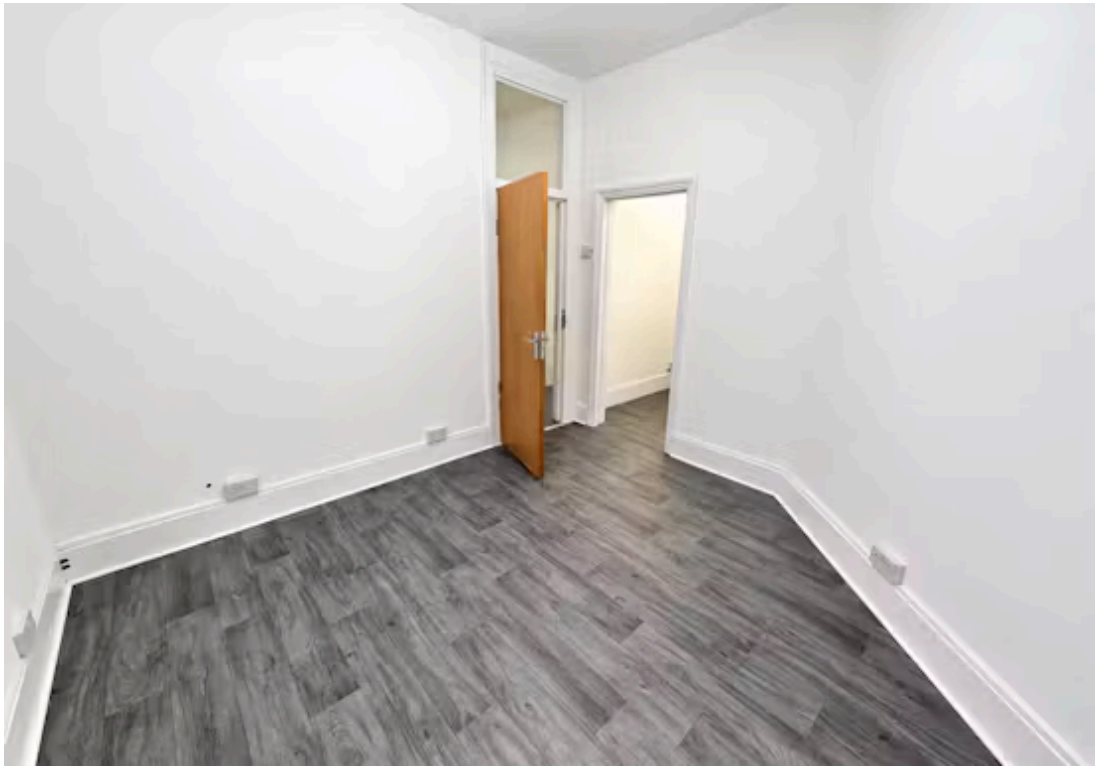
Rent

£30,000 Per Annum Exclusive

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GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.

