



1 West Street, Leigh-On-Sea, SS9 1QG To Let | 657 sq ft



## 1 West Street, Leigh-On-Sea, SS9 1QG

#### Summary

- Rent: £15,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000.
- Car parking charge: n/a
- · 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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Cameron Cruiks 01702 608045 cameron@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Darrell Clarke 01702 608039 darrell@ayerscruiks.co.uk

Bradley Hair 01702 608057 bradley@ayerscruiks.co.uk

Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY

Tel: 01245 202555

Hopsters

Taylor Davis,
T Time Fitness

Jez Boutique
Clothing store

Wilma's Bakery
Leigh-On-Sea

Broadway

Broadway

Broadway

Broadway

The Broadway

The Broadway

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The Broadway

Broadway

The Broadway

Broadway

The Broadway

## **Key Points**

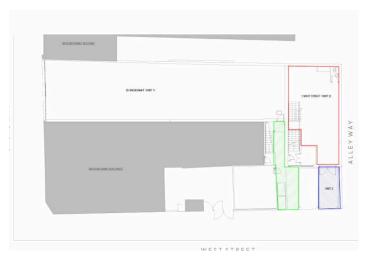
- Unit with Class E Usage
- · Close to Amenities
- Off-Street Parking
- Available Now
- Rent £15,000 Per Annum Exclusive

## Description

The unit is offered in shell condition, it features glazed double entrance doors to the front and also benefits from off-street parking for one vehicle. With Class E use, the premises is suitable for a variety of uses.

#### Location

This unit is situated just off Leigh Broadway, West Street enjoys a prime location close to Tesco, The Co-op, and a wide variety of Leigh's popular eateries and independent retailers. Positioned on the northern side of the Broadway, it lies less than a mile from Leigh-on-Sea Train Station and approximately one mile from Chalkwell Station.



## Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

#### **Terms**

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

#### Rent

Rent £15,000 Per Annum Exclusive

# Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Retail	657	61.04	Available