



Ayers & Cruiks
COMMERCIAL

For Sale

772 sq ft

64 Broadway, Leigh-on-Sea, SS9 1AE

Ground floor retail area with rear storage, kitchen, WC and first floor self contained two-bed flat.

- Investment Opportunity
- Retail Premise & 2 Bed Flat
- Popular Location
- Currently Producing £39,540 Per Annum
- Offers In Excess Of £635,000

www.ayerscruiks.co.uk





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Summary

- Price: Offers in excess of £595,000
- 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: Each party to bear their own costs
- EPC: C (64)

Further information

- [View details on our website](#)

Contact & Viewings

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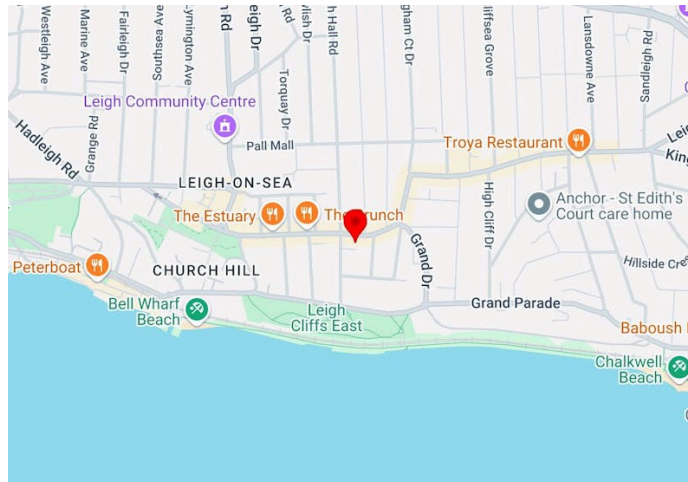
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Description

The investment comprises of a main ground floor retail area with rear storage, a kitchen area and w/c facilities currently producing £24,000 per annum until 2028. The first floor comprises a refurbished, self-contained two-bedroom flat, currently let on a 12-month AST, generating a rental income of £1,295 per calendar month.

Location

This investment is situated in Leigh-On-Sea, a popular coastal town in Essex, known for its vibrant high street and strong community atmosphere. The area is renowned for its independent shops, cafes, pubs and restaurants, creating a lively and welcoming environment.

Accommodation

Name	sq ft	sq m
Ground	772	71.72



Viewings

Strictly prior appointment via vendors appointed agents Ayers & Cruiks.

Terms

Currently producing £39,540 Per Annum.

Price

Offers In Excess Of £595,000

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