



Ayers & Cruiks
COMMERCIAL

To Let

596.30 sq ft

**339 Eastwood Road North,
Leigh-on-Sea, SS9 4LT**

A ground floor retail unit situated on an established retail parade with kitchenette and WC facilities.

- Established retail parade
- Lay by parking to the front
- New lease available
- £9,600 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £9,600 per annum
- Business rates: £3,592.80 per annum - 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

Contact & Viewings

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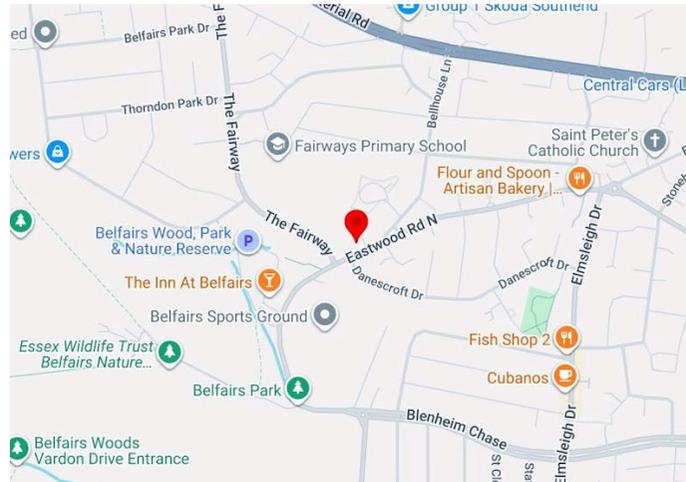
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Description

A well presented ground floor retail unit previously trading as a tattoo studio. It benefits from a kitchenette, WC facilities and there is lay-by parking to the front of the property.

Location

This property is prominently located on Eastwood Road North within a well established parade of shops in Leigh-On-Sea. It benefits from convenient access to the A127, linking to Southend-On-Sea, Rayleigh and London via nearby rail connections.

Accommodation

Building Type	sq ft	sq m	Availability
Retail	596.30	55.40	Available



Viewings

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

Terms

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

Rent

£9,600 per annum exclusive.