



**Ayers & Cruiks**  
COMMERCIAL

**87 Rayleigh Road, Eastwood, Leigh-on-Sea, SS9 5UZ**  
**To Let | 1,378 sq ft**

Retail unit with a sales area, private W.C, kitchenette facilities and a secure storage yard to the rear.





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## Summary

- Rent: £15,000 per annum
- Business rates: £3,842.30 per annum
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (58)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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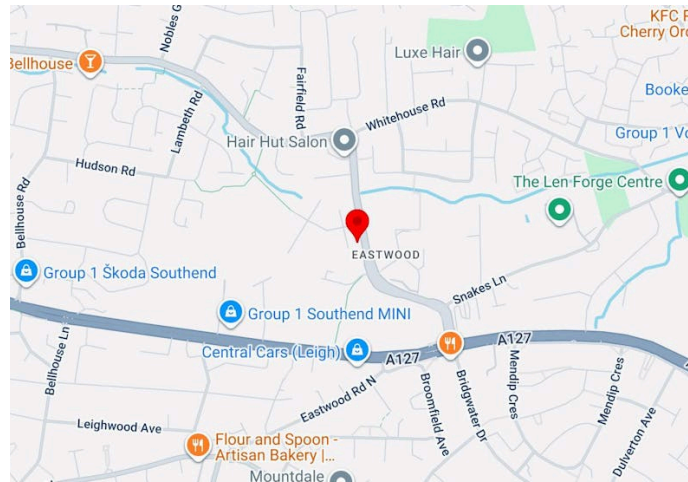
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## Offices

86-88 Baxter Avenue,  
Southend-On-Sea,  
Essex,  
SS2 6HZ  
Tel: 01702 343060

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



## Key Points

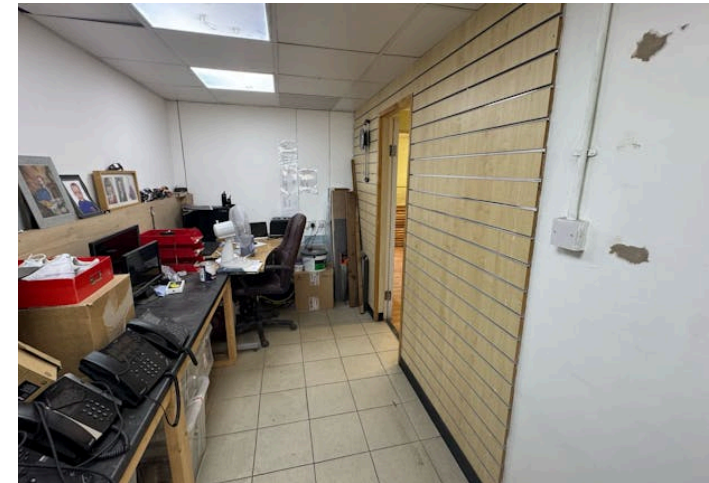
- Established Retail Location
- Busy Thoroughfare
- Forecourt Display Area
- New Lease Available
- Rent Only £15,000 Per Annum Exclusive

## Description

The premises comprise a well-proportioned sales area, suitable for retail or service-based businesses, along with a private W.C. and kitchenette facilities. To the rear, there is a secure storage yard, offering additional space for stock, deliveries.

## Location

Situated on Rayleigh Road in the town of Leigh-On-Sea, this property enjoys a prominent position in a well-established and densely populated residential area. It benefits from high foot traffic and excellent visibility, making it ideal for a variety of business uses. The location is conveniently close to several local schools, neighbourhood shopping parades, and other amenities. In addition, the property offers easy access to the A127, a major arterial route, providing strong connectivity to Southend, London, and the wider Essex region.



## Terms

Fully repairing and fully insuring by virtue of service charge

## Rent

£15,000 Per Annum Exclusive



