



BRITISH
PROPERTY
AWARDS

2020 - 2021

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



BRITISH
PROPERTY
AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



London road,

IDEAL LOCATION: Castle estate agents are pleased to offer for rent this shop which is currently vacant and is set in this ideal location opposite Westleigh school on the London road in Leigh on sea. This property has 2 receptions, separate wc.

- Shop
- Separate wc
- Currently vacant
- available now!
- APPROX 246 SQ FT
- 2 Receptions
- Fantastic location
- Rear access
- Good condition
- 22.85 SQ M

£650 Per month

Location

Situated on the northern side of the London Road, Leigh on Sea, opposite to Westleigh Schools.

Accomadation

The premises have been measured on a net internal basis.
Main sales area: 184 Sq Ft 17 Sq M
Ancillary: 53 Sq Ft 5 Sq M
Total Area: 246 Sq Ft (22 Sq M)

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Rent

£5,400 Per Annum, exclusive.

Bussiness rates

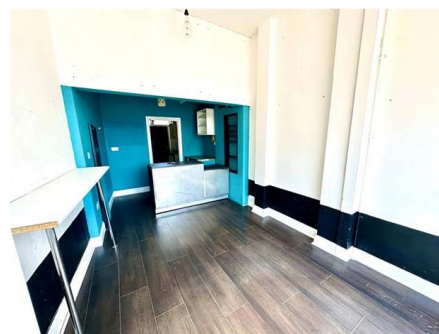
Interested parties are advised to make their own enquiries to Southend on Sea Borough Council or via www.voa.gov.uk.
Rateable Value £1,800
Rates Payable (approx per annum) £ 830

Viewings

Strictly by appointment through Castle estate agents 01702 477754.

Legal costs

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Planning

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.



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