



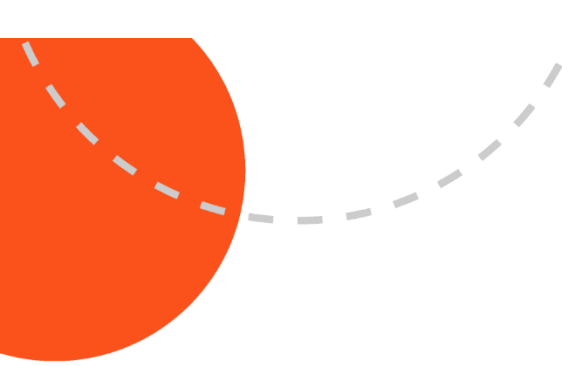
1536 London Road, Leigh-on-Sea, Essex, SS9 2QG

Commercial Premises / Rent: £11,750 Per Annum / t. 01702 207720





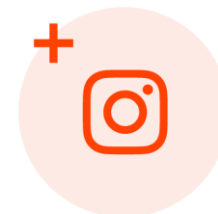




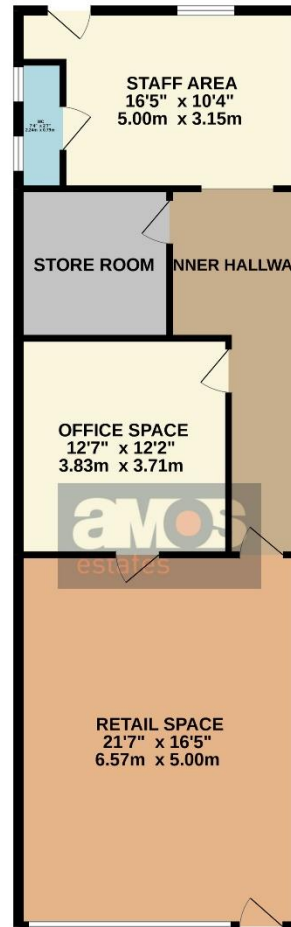
**A vacant shop to rent located within the prestigious Thames Drive shopping area of Leigh-on-Sea with significant passing traffic delivering great brand awareness and an affluent customer base from the nearby Highlands and Marine Estate communities.**

The commercial space has large retail space with shopfront, a private office, storeroom, staff area and toilet. Outside you find a private parking space. Keys are held for an immediate appointment to view.

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GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



COMMERCIAL SHOP

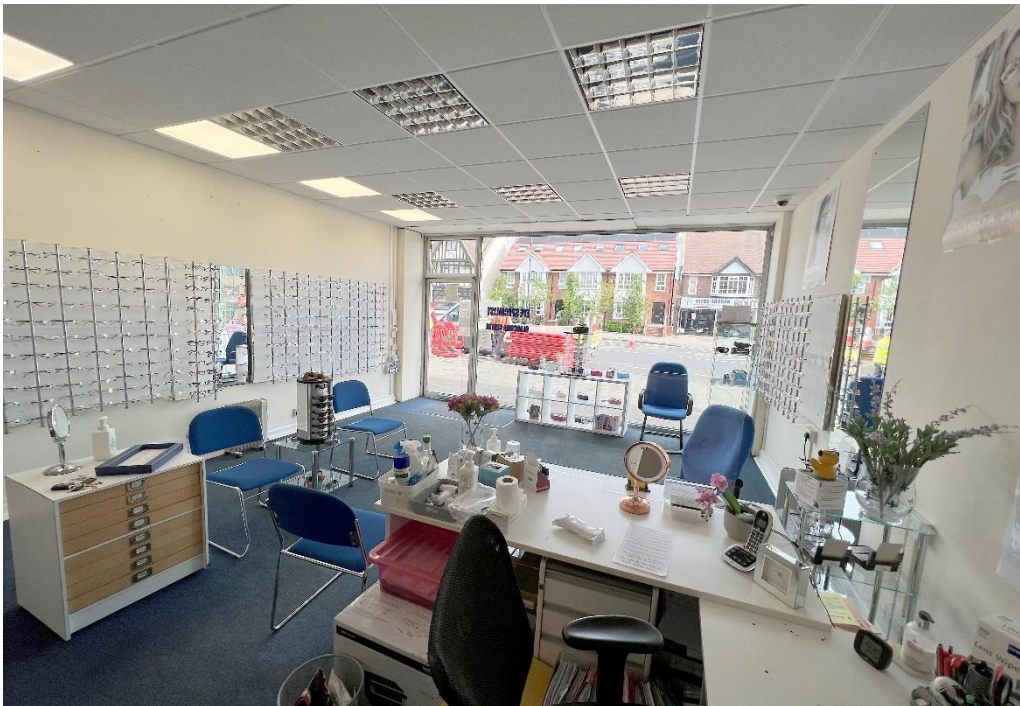
TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Highlights

- / Commercial Unit For Rent
- / Busy Leigh on Sea Location
- / Good Decorative Condition
- / Previously Used as Opticians
- / Good Road Frontage
- / Suspended Ceilings
- / Useful Store/Office and Kitchen
- / Private Office
- / Secure Lease Available
- / Competitive Rental Level
- / Private Parking Space
- / Keys Held for Viewing



Double glazed entrance door with double glazed fascia, illuminated sign board.

### **Retail Space /**

**21'7 X 16'4**

Retail area, fitted carpet, suspended ceiling with light panels, power points, door leading to;

### **Office /**

**12'7 X 12'2**

Suspended ceiling with light panels, fitted carpet, power points, wall mounted sink with water heater. Door leading to;

### **Inner Hallway /**

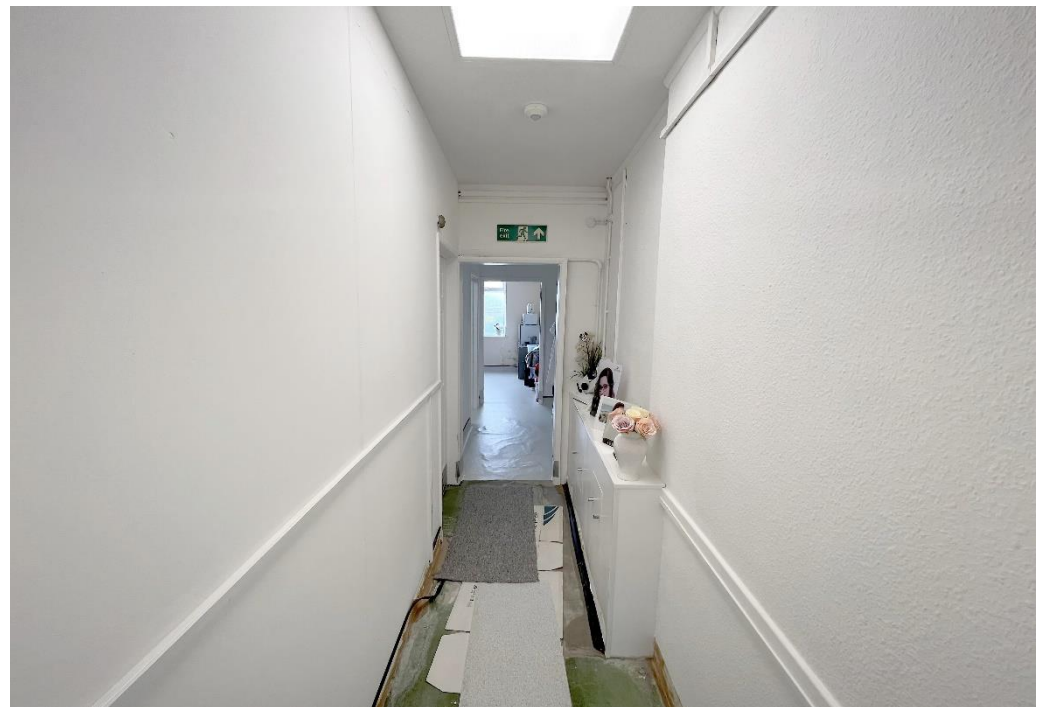
**12'3 X 3'6**

Smooth plastered ceiling with light panels, wall mounted cupboard.

### **Inner Hallway /**

**8'9 X 4'10**

Floor covering, smooth plaster ceiling with light panels, doors off:





### **Store Room /**

**8'9 X 8'8**

Two double glazed windows to side aspect, floor covering, smooth plastered ceiling with light panels.

### **Staff Area /**

**13'3 X 10'4**

Double glazed window to rear aspect, rear entrance door, smooth plastered ceiling with light panels, power points, access to;

### **Cloakroom /**

**7'4 X 2'7**

High level WC, pedestal wash hand basin, floor covering, two double glazed windows to side aspect.

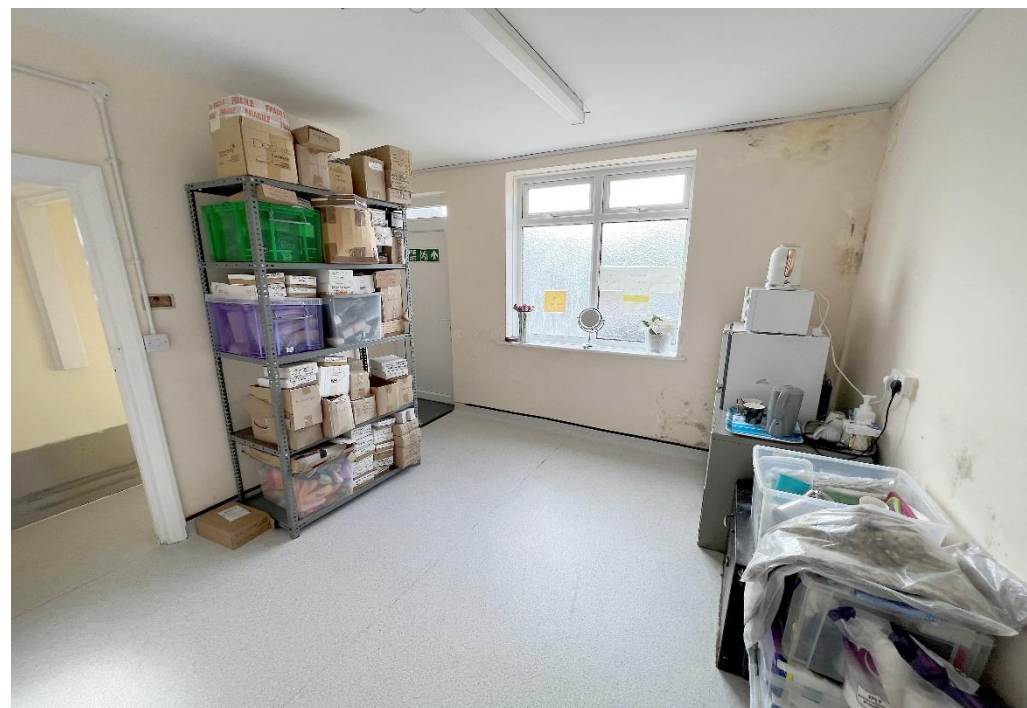
### **Terms of Lease /**

A new lease is available for a term to be agreed at a commencing rent of £11,750 per annum.

### **References Required.**

#### **The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





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