

Commercial Sales + Lettings + Acquisitions Chartered Surveyors Residential Sales + Lettings Commercial Sales + Lettings Property Management Surveys + Professional

01702 342225

GROUND FLOOR REAR OFFICE/STUDIO TO LET APPROX 262 Sq Ft (24.34 Sq M)



219b Leigh Road Leigh On Sea Essex SS9 1JA

www.sorrellproperty.co.uk

Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | E: commercial@sorrellproperty.co.uk

Location:

The property is situated on the northern side of Leigh Road close to its junction with The Broadway and Leigham Court Drive. The property is located to the rear of the building and near to the Grand Hotel, Broker Public House and a good mix of local businesses with on street car parking directly outside.

Description:

Newly refurbished ground floor office suite/studio finished with wood laminate flooring, toilet, kitchen with double glazed windows to side and rear with double glazed doors leading to rear courtyard garden.

Accommodation:

The premises have been measured on a net internal basis. Suite: 262 Sq Ft (24.34 Sq M)

Features:

- Newly Refurbished Office/Studio
- Rear Courtyard Garden
- Immediate Occupation Available
- Suit A Range Of Uses

Terms:

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

Rent:

£4,750 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via <u>www.voa.gov.uk</u>. Rateable Value £TBC

Rateable value £1BC

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on 01702-342225.

Legal Costs:

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

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.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.



