

SHOP TO LET APPROX 1,450 Sq Ft (134.7 Sq M)



**85 The Broadway
Leigh On Sea
Essex
SS9 1PN**

Location:

Leigh Broadway is a vibrant and thriving location with a fusion of restaurants boutiques cafes bars and banks. The area is very fashionable with shoppers because of the wide range of independent retailers and restaurants, nationwide retailers including Costa Coffee, Tesco Express, Natwest, Specsavers, Boots and The Co Operative. There is on street parking and public car parks close by.

Description:

AVAILABLE ON TEMPORARY LET FOR SIX MONTHS
Retail unit in shell condition with toilet to rear.

Accommodation:

The premises have been measured on a net internal basis.
Retail Sales Area: 1,450 Sq Ft 134.70 Sq M

Features:

- Good Trading Position
- Situated on the North Side of The Broadway
- Suit a Wide Range of Uses
- On Street Parking Outside

Terms:

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

Rent:

£35,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.
Rateable Value: TBC

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.