

PRIME UNIT TO LET APPROX 1,348 Sq Ft (125.23 Sq M)



**10 Broadway
Leigh On Sea
Essex
SS9 1AW**

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. There is on street parking, public car parks close by. The premises is also within walking distance of Leigh Train Station linking to C2C Fenchurch Street London Station.

Description:

Prime retail unit comprising double opening doors to an open front sales area of approx 840 sq ft, male/female and disabled toilets with rear storage area leading to rear access.

Accommodation:

The premises have been measured on a net internal basis.

Front Sales Area: 840 Sq Ft 78.04 Sq M

Rear Storage: 508 Sq Ft 47.19 Sq M

Male/Female Toilets

Disabled Toilets.

Total Area: 1,348 Sq Ft (125.23 Sq M)

Features:

- Prominent Location Broadway Leigh On Sea
- No Premium
- Variety Of Uses
- Former Bank Building
- Heavy Footfall
- Boutique Shopping Parade

Terms:

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

Rent:

£40,000 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: To be confirmed.

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.

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