

MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT FOR SALE



**87/87a Broadway
Leigh On Sea
Essex
SS9 1PE**

Location:

The property is located on the northern side of Leigh Broadway which is a vibrant and thriving shopping area with a good mix of national and independent retailers, cafes, bars and restaurants.

The Broadway provides on street layby car parking with local bus routes to the surrounding areas with Leigh on Sea and Chalkwell railway stations close by.

Description:

An ornate period building with a locally listed shop front comprising of ground floor shop with self contained 3 bedroom maisonette above and self contained storage building to rear.

Accommodation:

Ground Floor shop with rear storage rooms let to Sue Ryder on a new 5 year lease at a rent of £32,750 per annum.

3 Bedroom maisonette let at £15,600 per annum

Rear storage building let on a 3 year lease from March 2024 at £3,250 per annum rising to £3,750 per annum.

Price:

Offers in excess of £725,000 for the freehold interest

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

Each party to be responsible for their own legal costs.

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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