






LEIGH ON SEA



TO LET

1492-1494 London Road,
Leigh-On-Sea,
Essex SS9 2UR

RETAIL / OFFICE PREMISES
2,026 SQ. FT. (188.22 SQ.M.)

-  **POPULAR PARADE IN LEIGH-ON-SEA**
-  **PROMINENT LOCATION ON LONDON ROAD**
-  **GREAT TRANSPORT LINKS**
-  **NEW LEASE AVAILABLE**
-  **RENT ONLY £30,000 PA
EXCLUSIVE NO VAT APPLICABLE**



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is situated on the busy London Road A13 in a very popular parade in Leigh on sea, which is the main thoroughfare through to Southend on Sea.

The ground floor double fronted shop comprises a mainly open plan retail area with an office to the rear and a storeroom with a toilet and kitchen.



ACCOMMODATION

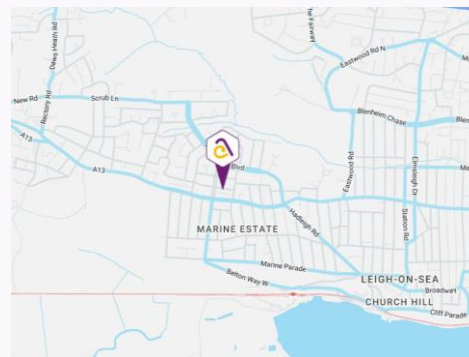
Total Approx. area: 2,026 sq. ft.
(188.2 sq. m)

EPC

Rating of C-51
Certificate available upon request

TERMS

New fully repairing and insuring lease.
Terms to be agreed.



BUSINESS RATES (2022/2023)

Interested parties are advised to confirm the rating liability with Southend Borough Council on 01702 215000

LEGAL COSTS

Ingoing tenants are to be responsible for the landlord's legal costs.

TENURE

Leasehold

RENT

£30,000 per annum exclusive
No VAT applicable

VIEWING

Strictly by prior appointment with the vendor's appointed agent
Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruikis, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruikis nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



Ayers & Cruikis
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