

LEIGH-ON-SEA



TO LET

1492-1494

London Road

Leigh-on-Sea

SS9 2UR

RETAIL

2,026 SQ. FT. (188 SQ. M.)



Popular parade in Leigh-on-Sea



Prominent location on London Road



Great transport links



New lease available



Rent only £30,000 Per Annum



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.

Please note that these can be taken as a whole or individually



ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	2,026	188
Floor Area	2,026	188

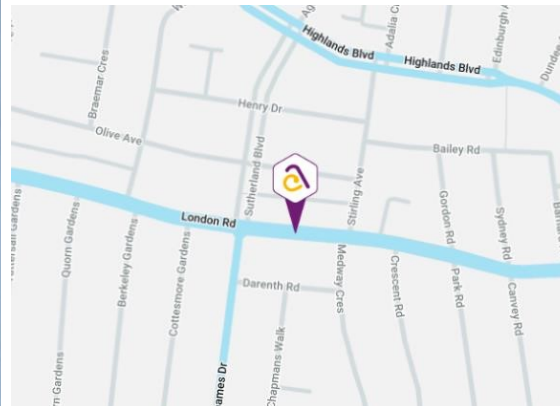
TOTAL	2,026	188
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TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

EPC

C



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 & Cruiks, 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 & Cruiks nor any person in their employment, any

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend 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

VAT

VAT is not Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



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Essex SS2 6HZ
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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.



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