

# LEIGH-ON-SEA



# FOR SALE

141 Broadway,  
Leigh-On\_Sea  
Essex  
SS9 1PJ

**RESTAURANT PREMISES  
1,506 SQ. FT. (140 SQ. M.)**

-  PROMINENT POSITION IN LEIGH-ON-SEA
-  CLOSE TO AMENITIES
-  ALCOHOL LICENCE
-  TERRACE AREA
-  OFFERS IN EXCESS OF £500,000



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**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**



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HENRY BURGERS, LEIGH-ON-SEA.



msa  
more space architecture

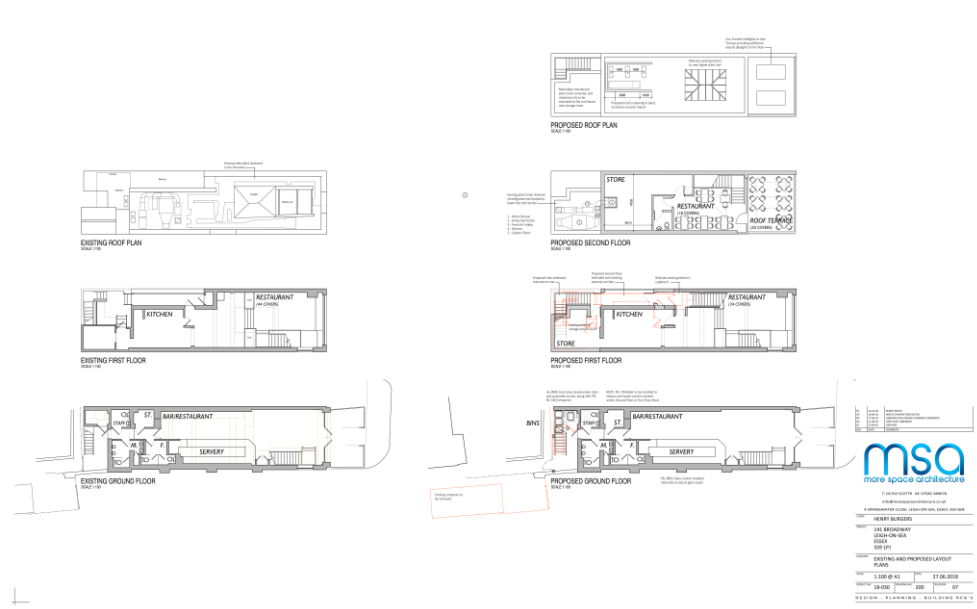
17, THE COLLEGE, 40, COLLEGE AVENUE  
HAYWARD, MID-SUSSEX BN9 5LW  
A MEMBER OF THE GROUP: 01323 826100  
WWW.MSA-ARCHITECTURE.CO.UK

CLIENT: HENRY BURGERS  
SHELF: 15/06/2018  
DATE: 27.06.2018  
SCALE: 1:50  
PROJECT NO: 18000

EXISTING AND PROPOSED ELEVATIONS AND ROOF PLAN

DESIGN: PLANNING, BUILDING REG.

HENRY BURGERS, LEIGH-ON-SEA.



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EXISTING AND PROPOSED LAYOUT PLAN

DESIGN: PLANNING, BUILDING REG.



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# DESCRIPTION AND LOCATION

The property is situated in the heart of Leigh-on-Sea at the end of Leigh Road and beginning of the Broadway. The property has traded as a restaurant since 2014 and has closed this year.

The property is split over two floors and benefits from a terrace at the front. Tiled flooring and air conditioning can be found throughout. There are W.C's and storage to the rear of the ground floor with the kitchen being on the first floor.

Planning Permission for a Third Floor: ( REF: 23/01508/FUL )



## ACCOMMODATION

Ground floor	670 sq. ft. (62.3 sq. m.)
First floor	419 sq. ft. (38.8 sq. m.)
	196 sq. ft. (18.2 sq. m.)

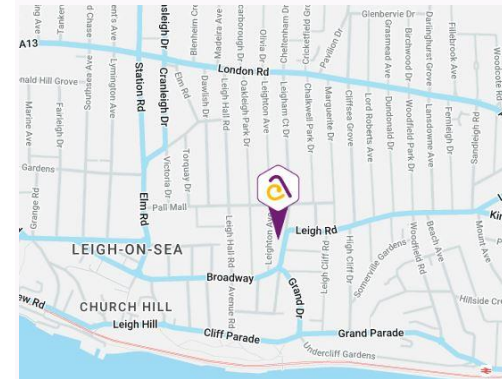
**Total approx. area 1,506 sq. ft (140 sq. m.)**

## TENURE

Freehold

## PRICE

Offers In Excess Of £500,000



## BUSINESS RATES

Rateable Value	UBR	Rates Payable
£14,75000	49.9	£7,360.25 pa

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

## EPC

Rating of E-110  
Certificate available upon request

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

## VIEWING

Strictly by prior appointment via the vendors appointed agent Ayers & Cruiks.

## 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 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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## SOUTHEND OFFICE

- a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ
- t. **01702 343060**
- e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)
- w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

## CHELMSFORD OFFICE

- a. Burgundy Court  
64 / 66 Springfield Road  
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)
- w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)