

LEIGH-ON-SEA



TO LET

First Floor
1663-1669 London Road,
Leigh-on-Sea,
Essex,
SS9 2SH

Office Premises
2,897 SQ.FT. (269.2 SQ.M.)

-  **First Floor office**
-  **Own Entrance Door**
-  **Parking at the Rear**
-  **Great Transport links**
-  **Rent only £26,000 per annum**



Ayers & Cruiks
COMMERCIAL

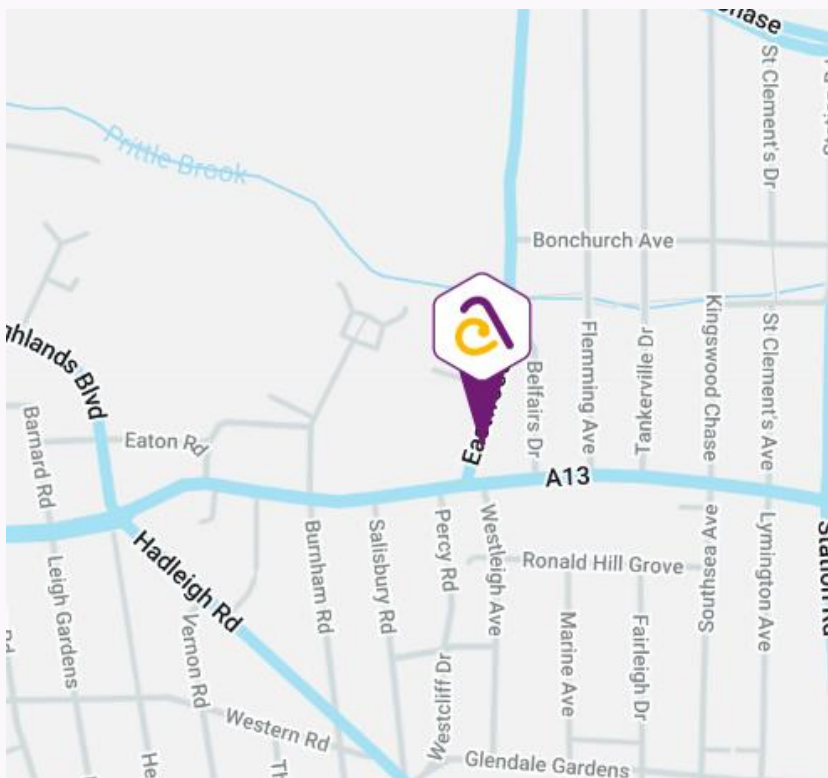
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated in Leigh on the busy London Road is this office premises. Only a 15-minute walk to Leigh Railway Station which has fantastic links to London City Centre.

It also has great road links to the A13 and A127 leading on to the M25. Nearby occupiers include CO-OP, Tesco Extra and other local amenities. The property is situated above CO OP Store and comprises of various offices, kitchen and WC'S.



ACCOMODATION

Office Suite 2,897 sq. ft. (269.2 sq. m.)

TERMS

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

EPC

Rating of E - 125

BUSINESS RATES 2023

| Rateable Value | UBR | Rates Payable |
|----------------|------|---------------|
| £24,000 | 49.9 | £11,976 pa |

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

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£26,000 per annum exclusive, plus VAT if applicable.

VIEWING

Strictly by prior appointment via landlords appointed agents 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 & 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.



Ayers & Cruiks
COMMERCIAL

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