

# LEIGH-ON-SEA



# TO LET

321 Eastwood North,  
Leigh-On-Sea,  
Essex,  
SS9 4LT

**HEALTHCARE / MEDICAL USE**  
1,573.6 sq. ft ( 146.2 SQ. M.)

-  ESTABLISHED RETAIL PARADE
-  LAY BY PARKING TO FRONT
-  GROUND FLOOR ONLY
-  5 CONSULTING ROOMS –  
POTENTIAL USES'S BEAUTY  
SALON/ PHYSIOTHERAPY / SUN  
BEDS AND MORE
-  RENT ONLY £36,000 PER ANNUM  
EXCLUSIVE



**Ayers & Cruiks**  
COMMERCIAL

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

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



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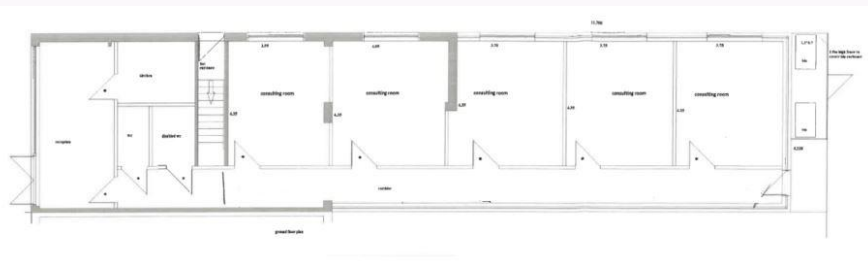
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**01245 202555**

# DESCRIPTION AND LOCATION

The property is situated along a busy established parade of shops in Leigh-On-Sea. Only a 3-minute drive from the A127 by car and Road links off the A127 lead to the A13 and M25 providing direct access into the middle London and surrounding South-East areas.

The retail area is currently under development and modernization. It will comprise of a reception area and 5 consulting rooms. It further benefits from W.C and disabled W.C facilities, own kitchen area and an outside bin disposal area.



## ACCOMODATION

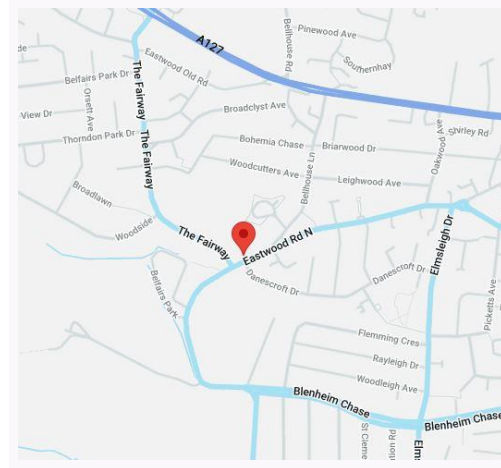
Total approx. area 1,573.6 sq. ft.  
(146.2 sq. m.)

## RENT

Only £36,000 per annum exclusive plus VAT if applicable

## TERMS

The property is available upon a new lease for a term to be agreed



## BUSINESS RATES

Rateable Value	UBR	Rates payable
£3,750	49.9p	£1,871.25 pa

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

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## EPC

Rating of D-78

## 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.



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