

LEIGH-ON-SEA



TO LET

1176 London Road,
Leigh-On-Sea,
Essex
SS9 2AH

RETAIL OFFICE PREMISES
280 SQ. FT. (26 SQ. M.)

-  MAIN ROAD LOCATION
-  NEARBY OCCUPIERS INCLUDE
WAITROSE, PIZZA HUT,
LADBROKES
-  LAY BY PARKING TO THE FRONT
-  NEW LEASE AVAILABLE
-  RENT ONLY £6,000 PER ANNUM
EXCLUSIVE NO VAT



Ayers & Cruiks
COMMERCIAL

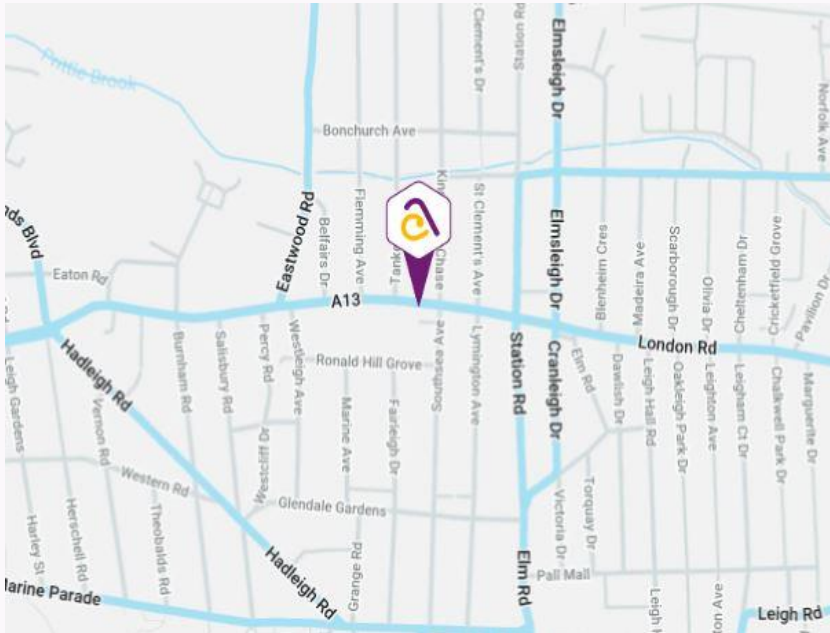
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Prominent shop unit situated on the southern side of the main A13 London Road, Leigh on Sea.

The site comprises open retail / office area, with majority glazed frontage. It benefits from layby parking to the front and from heavy vehicular traffic.



ACCOMMODATION

Total approx. area 280 sq. ft. (26 sq. m.)

TERMS

The property is available upon a new lease subject to terms to be agreed

TENURE

Leasehold

BUSINESS RATES 2023

Rateable Value	UBR	Rates Payable
£4,450	49.9p	£2,220.55 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

Awaiting EPC

RENT

Only £6,000 per annum exclusive
No VAT applicable

VIEWING

Strictly by prior appointment via landlords appointed agents
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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