

LEIGH-ON-SEA



TO LET

Basement Premises
290
Leigh Road
Leigh-on-Sea
SS9 1BW

OFFICE
487 SQ. FT. (45 SQ. M.)



CENTRAL LEIGH-ON-SEA
LOCATION



IDEAL FOR STORAGE OR
VARITEY OF USES



CLOSE TO AMENITIES



NEW LEASE AVAILABLE



RENT ONLY £9,000 PER ANNUM
EXCLUSIVE



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated in a prominent position on the bend of Leigh Road being a short distance from Leigh Broadway is this basement premises which is ideal for storage.

The basement is approached via a pedestrian entrance door to the rear of the property, which provides good loading provisions. Ideal for a variety of uses.



ACCOMODATION

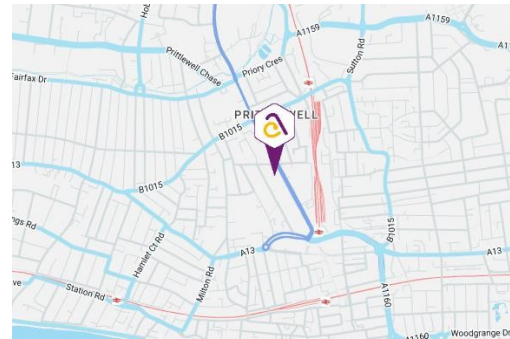
	SQ. FT.	SQ. M.
TOTAL	487	45

TERMS

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

EPC

Awaiting EPC



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.

BUSINESS RATES

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

LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£9,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

FLOOR PLAN



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64/66 Springfiled Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk