

# LEIGH-ON-SEA



## TO LET

5 Carlton Drive  
Leigh-on-Sea  
Essex  
SS9 1DE

**OFFICE/WORKSHOP/SHOWROOM  
2,000 SQ.FT. (185.8 SQ.M.)**



Historic Building



Located within minutes of Leigh  
Broadway



New lease available



Newly refurbished



Available in 2024



**Ayers & Cruiks**  
COMMERCIAL

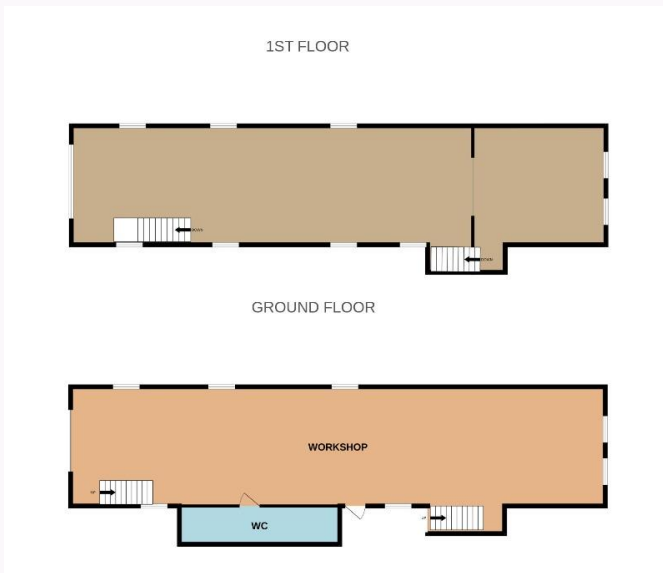
**SOUTHEND OFFICE**  
**01702 343060**

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

# DESCRIPTION AND LOCATION

Located in a very popular location just off of Leigh Road, which is within minutes walking of Leigh on Sea Broadway which is what we believe is one of the most popular shopping areas in Essex.

For years the building has been used as an artist studio by the British artist Paul Karslake, the property is in the process of being refurbished to provide a versatile space, the property would suit a variety of uses.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

## ACCOMODATION

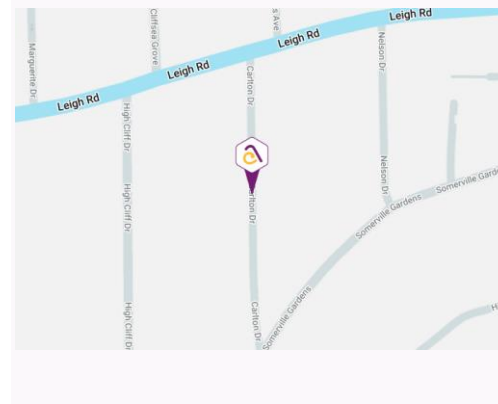
Ground Floor	973 sq. ft. (90.4 sq. m.)
First Floor	1,027 sq. ft. (95.4 sq. m.)
<b>Total Area</b>	<b>2,000 sq. ft. (185.8 sq. m.)</b>

## TERMS

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

## EPC

Awaiting EPC



## BUSINESS RATES 2023

Rateable Value	UBR	Rates Payable
<b>£11,500</b>	<b>49.9p</b>	<b>£5,738.50</b>

Interested parties are advised to contact Southend City Council. 01702 215000

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

£45,000 per annum exclusive, plus VAT if 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.



**Ayers & Cruiks**  
COMMERCIAL

## 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)