






LEIGH-ON-SEA



TO LET

Broadway,
Leigh-on-Sea
Essex SS9

RETAIL UNIT
2,766 SQ. FT. (257 SQ. M.)

-  25ft frontage to Broadway
-  Glazed shop front
-  Large retail unit close to Tescos
-  Prominent position
-  Rent on application



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is situated on the northern side of the Broadway, Leigh close to the junction with Elm Road, which is generally recognised as one of the best trading locations within the Broadway.

The unit has a 25ft frontage to the Broadway and benefits from a suspended ceiling throughout the ground floor.

The unit is mainly open plan with storage and staff facilities to the rear and is situated within close proximity of Tescos.

ACCOMODATION

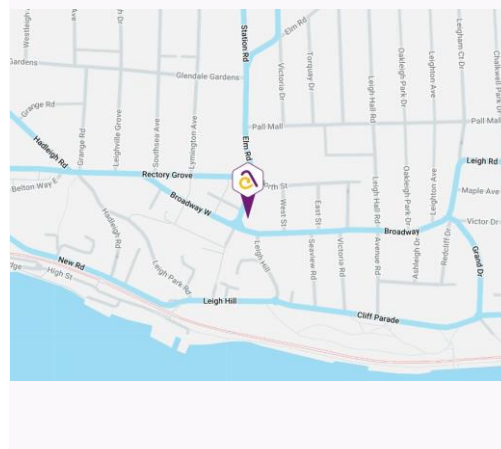
Total approx. area 2,766 sq. ft. (257 sq. m.)

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
£40,250	49.9p	£20,084.75

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

LEGAL COSTS

Ingoing tenant is responsible for the legal fees.

TENURE

Leasehold

RENT

Rent on application

VIEWING

Strictly by prior appointment via 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.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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