






LEIGH-ON-SEA



98 & 98A
Broadway
Leigh-on-Sea
SS9 1AB

INVESTMENT
1491 SQ. FT. (138.5 SQ. M.)

-  Retail Shop & 1 Bedroom Flat
-  10 Minute Walk to Leigh-On-Sea Station
-  Popular Location
-  Currently Producing £31,200 Per Annum
-  Price On Application



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DESCRIPTION AND LOCATION

Leigh Broadway, witnesses significant pedestrian and vehicular activity. Convenient lay-by parking lines the street, and a nearby car park provides additional parking options. Situated within a mile of Leigh and Chalkwall Station, with accessible bus routes from both Broadway and London Road.

This property spans three floors. The ground floor encompasses a retail area, kitchen space, a lower retail area, and a rear garden. The upper floors offer exclusive access to a modern one-bedroom flat, featuring its own sun deck. The flat currently generates a monthly income of £1,100 per month, while the retail shop yields £1,500 per month, resulting in an annual total of £31,200. The Flat is let on an AST for 12 Months. The shop is let on a lease expiring on 31st January 2028.



ACCOMMODATION

Ground Floor

294 sq.ft (26.43 sq.m)

Lower Ground Floor

597 sq.ft (55.54 sq.m)

Flat

600 sq.ft (58.8 sq.m)

Total

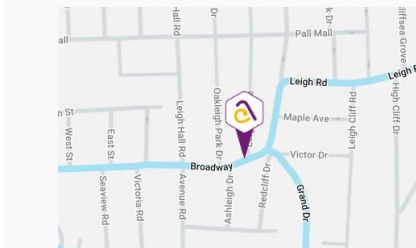
1,491 sq.ft (138.5 sq.m)

EPC

Shop: D – 84 / Flat D - 62

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.



BUSINESS RATES

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

TENURE

Freehold

PRICE

POA

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.

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



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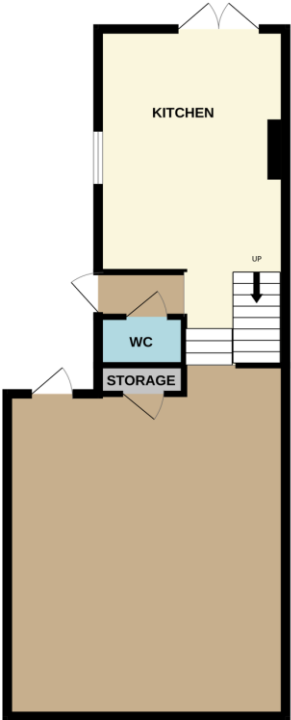
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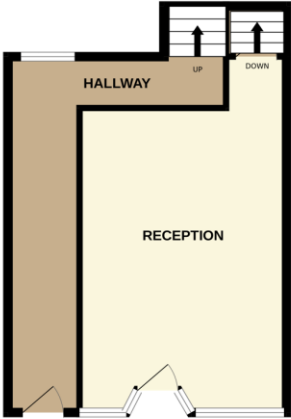
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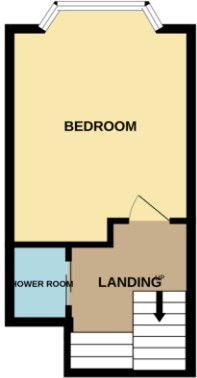
BASEMENT
407 sq.ft. (37.4 sq.m.) approx.



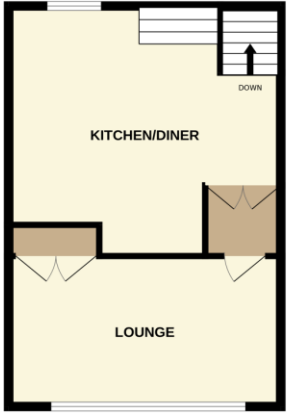
GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



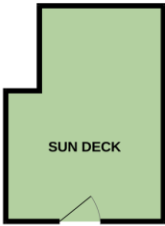
1ST FLOOR
238 sq.ft. (22.2 sq.m.) approx.



2ND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



3RD FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1668 sq.ft. (155.0 sq.m.) approx.

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.

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