

# LEIGH-ON-SEA



## TO LET

89

The Broadway

Leigh-on-Sea

SS9 1PE

### RETAIL

2,359 SQ. FT. (219 SQ. M.)



AVAILABLE END APRIL 2024



SET OVER THREE FLOORS



EXTERNAL STORAGE BUILDING



POPULAR LOCATION



SOUGHT AFTER LEIGH ON SEA  
BROADWAY



**Ayers & Cruiks**  
COMMERCIAL

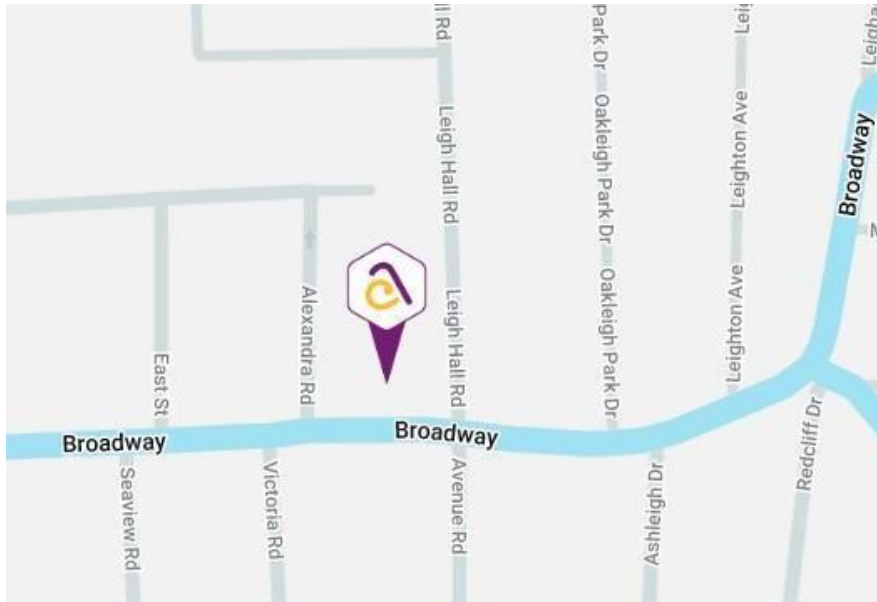
**SOUTHEND OFFICE**  
**01702 343060**

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

# DESCRIPTION AND LOCATION

The bustling Leigh Broadway experiences heavy foot and vehicle traffic, with convenient lay-by parking available along the street and a car park nearby. It is located less than a mile away from Leigh and Chalkwell Station, with bus routes accessible from both the Broadway and London Road.

This property spans three floors and includes a two-storey external storage area with a rear yard. The ground floor features a spacious retail area with ample storage, while the upper floors offer office space.



## ACCOMODATION

	SQ.FT.	SQ.M.
Ground Floor	1,066	99
First Floor	664	62
Second Floor	237	22
External	222	21
Ground Floor		
External First Floor	170	16

<b>TOTAL</b>	<b>2,359</b>	<b>219</b>
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## TERMS

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

## EPC

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### 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 tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

£32,500 per annum exclusive

## VAT

Plus VAT if applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



**Ayers & Cruiks**  
COMMERCIAL

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