

# LEIGH-ON-SEA



## TO LET

940-942

London Road

Leigh-on-Sea

SS9 3NF

### RETAIL

1,593 SQ. FT. (148 SQ. M.)



Affluent Leigh on Sea area



Busy main road



Parking to the rear



New lease available



Rent only £28,000 per annum exclusive



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

The premise comprises open plan retail / office area with toilet and kitchen facilities, parking area to the rear.

Situated on the prominent, busy London road in the ever popular Leigh on Sea.

## ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	1,593	148
Floor Area	1,593	148

<b>TOTAL</b>	<b>1,593</b>	<b>148</b>
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## TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed.

## EPC

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## BUSINESS RATES

Ratable Value UBR Ratable Payable  
£20,750 49.9 £10,354.25

Interested parties are advised to confirm the rating liability with Southend-on-Sea Borough Council on 01702 215000

## LEGAL COSTS

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

## TENURE

Leasehold

## RENT

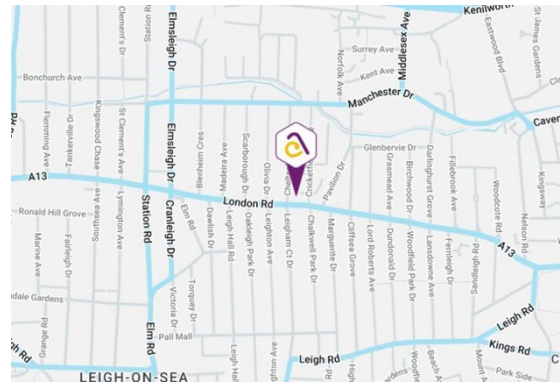
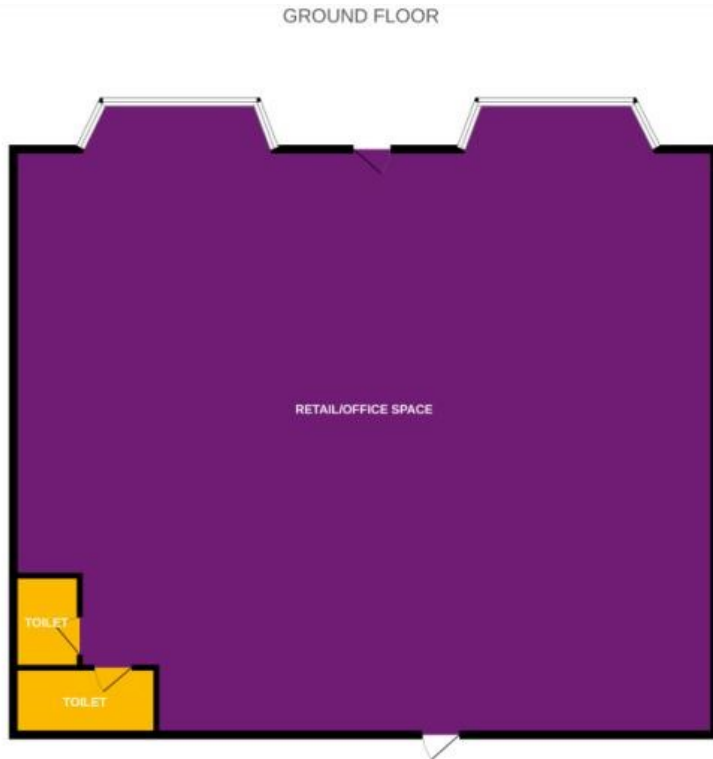
£28,000 per annum exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



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