



LEIGH-ON-SEA

TO LET/FOR SALE



St Clements Gate,
Broadway,
Leigh-On-Sea,
Essex SS9 1PJ

RETAIL PREMISES
644-2,148 SQ. FT. (59.8- 199.5 SQ.M)

-  **PROMINENT COMMERCIAL UNITS IN LEIGH-ON-SEA**
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-  **SUITABLE FOR NON-FOOD RETAIL / OFFICE / MEDICAL**
-  **NEW LEASE AVAILABLE/FOR SALE ON A LONG LEASEHOLD BASIS**
-  **HEAVY FOOTFALL AND VEHICULAR TRAFFIC**



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

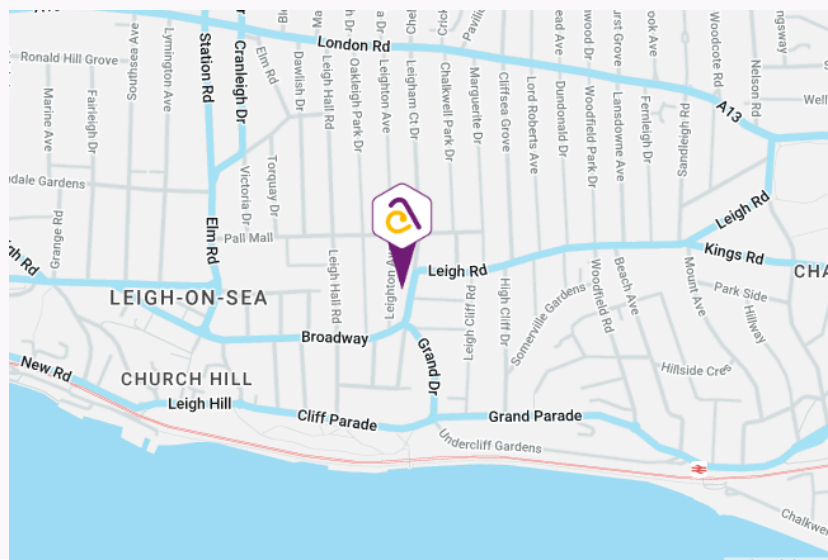
DESCRIPTION AND LOCATION

Situated at the junction of Broadway and Leigh Road in the commercial centre of Leigh on Sea and adjacent to the iconic landmark being the Grand Hotel currently being re-developed into flats and health club.

Our client has developed this site culminating in 20 luxury apartments and the commercial unit running the complete width of the block.

The commercial units although shell finish will have a fully glazed front onto the Broadway.

There are several locations within the unit that w/c facilities can be constructed.



ACCOMMODATION

Shop Space A - 810 sq ft (75.22 sq. m.)
Shop Space B – 644 sq. ft (59.8 sq. m.)
Shop Space C – 694 sq. ft (64.5 sq. m.)

This unit provides a blank canvas enabling prospective occupiers with the freedom to create their bespoke design.

RENT

Shop Space A – Rent £22,500
Shop Space B – Rent £16,000
Shop Space C – Rent £18,500
Whole Unit £52,500 per annum

FOR SALE (LONG LEASE)

Shop Space A – £315,000
Shop Space B – £235,000
Shop Space C – £265,000
Whole unit £800,000

EPC

Awaiting EPC

BUSINESS RATES (2022/2023)

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

LEGAL COSTS

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

TERMS

Our client's preference is to let the unit on a new full repairing and insuring lease, terms to be agreed.

TENURE

Leasehold or Long Lease

VIEWING

Currently under construction so access must be by prior appointment with **Ayers & Cruiks**.

Southend Office 01702 343060

Chelmsford Office 01245 202555

Misrepresentation Act 1967

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



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