

TO LET

E Class Retail Premises

658 - 2,873 sq. ft. (61 - 267 m²)

120 BROADWAY

Leigh-On-Sea, Essex, SS9 1AA

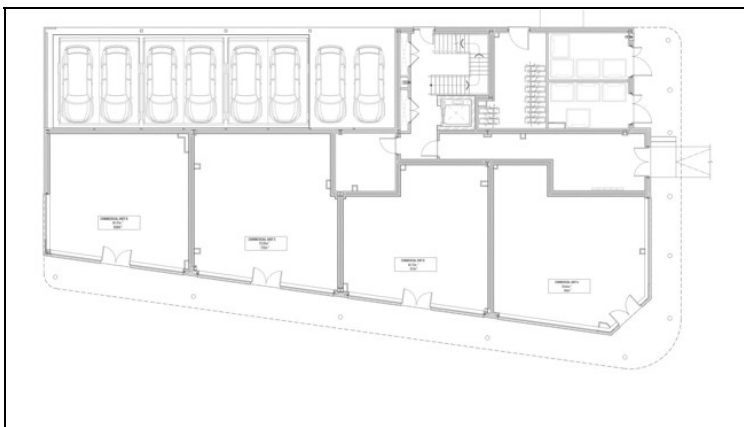
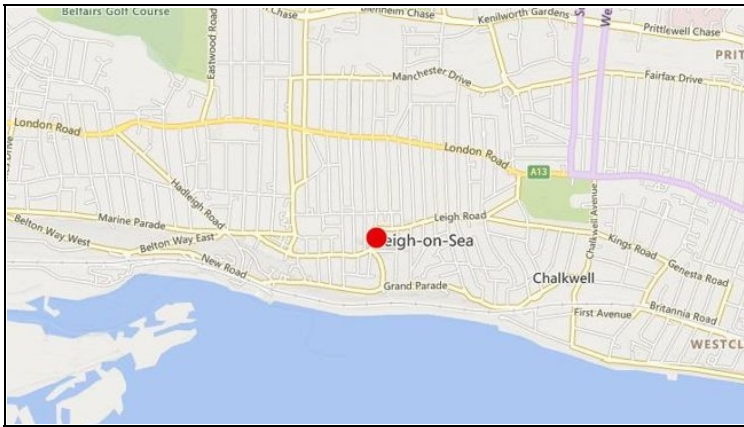


- Brand New Development
- Available Together Or Split Into Two Or Four
- Prominent Position

- Sizes From 658 sq ft
- Sought After Location
- Available 2024

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

Leigh-on-Sea is situated in the Thames Gateway approximately 40 miles to the east of central London and 3 miles to the west of Southend-on-Sea, accessed via the A13 and A127 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 20 miles distant. Leigh-on-Sea main line railway station provides services to London Fenchurch Street.

DESCRIPTION

120 Broadway comprises a new development of 15 apartments with four ground floor E class retail units. Depending on the requirement, the commercial space can be combined, split into two or four independent units. All space will front Broadway, with unit A giving additional frontage to Grand Drive. Interested applicants are invited to inspect the planning documents available using the reference: 20/01759/FULM. We understand the space could be ready for occupation by Q2/Q3 2024.

ACCOMMODATION

| | |
|--------------|--|
| Unit A | 760 sq. ft. (71 m ²) |
| Unit B | 675 sq. ft. (63 m ²) |
| Unit C | 775 sq. ft. (72 m ²) |
| Unit D | 658 sq. ft. (61 m ²) |
| Total | 2,873 sq. ft. (267 m²) |

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The properties are available upon a leasehold basis, further detail upon application.

RENT

£28,000 per annum exclusive - Unit A (corner unit)
 £24,000 per annum exclusive - Unit B
 £22,000 per annum exclusive - Unit C

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

A service charge will be applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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