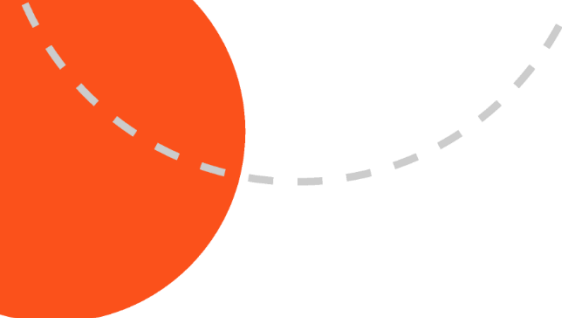




49 Rectory Grove, Leigh-On-Sea SS9 2HA
Commercial Unit To Rent / Price: £13,500 Per Annum / Tel: 01702 207720



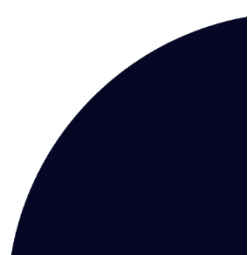




What a fantastic opportunity to rent this commercial unit within the most sought after Rectory Grove location in Leigh on Sea with good passing trade.

The unit is available immediately on a secure lease and would suit a variety of uses. Keys held for immediate viewing.

Find us on





Highlights

- / Ground Floor Retail Space
- / Front Sales Area 23'7 x 16'8
- / Storeroom at Rear
- / Modern Kitchen/Staff Room
- / Secure Lease
- / Available Immediately
- / Keys Held



Shop front and entrance door leading to:

Front Sales Area /

23'7 X 16'8 > 15'3

Glazed window to front, entrance door, floor covering, wood panelled walls, power points, door to:

Inner Hallway /

Rear entrance, door to:

Store Room /

5'10 X 4'6

Wall mounted shelving, part tiled walls, glazed window to rear aspect, floor covering, extractor fan.

Cloakroom /

White suite comprising of low level WC, wash hand basin, floor covering, glazed window to rear aspect.

Kitchen /

Modern kitchen units fitted at both eye and base level with working surface over, power points, tiled work areas, floor covering.

Terms Of Lease /

A new lease is available at a commencing rent of £13,500 per annum p.a.x at a term to be agreed.

PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosestates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosestates.com

[amosestates.com](https://www.amosestates.com)