



Elm Road  
, Leigh-on-Sea SS9 1SN

£22,000 Per Annum



**accommodation**

MAIN SALES/OFFICE AREA: 44'4" (NARROWS) X 20'3" (MAX DEPTH)

INTERNAL W/C

GROSS INTERNAL FLOOR AREA: 627 SQ.FT (58 SQ.M)

**Location**

The premises are located in Elm Road, at its' junction with North Street and Rectory Grove.

**Amenities**

Central Leigh location.

**Services**

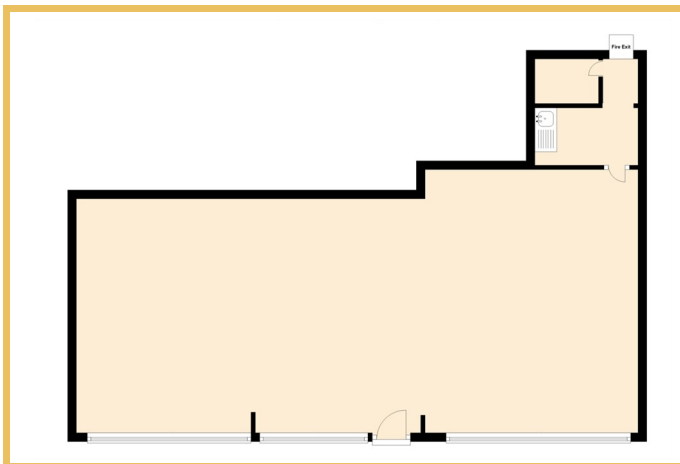
Mains electricity and water.

**Terms**

The premises are to let on a new full repairing and insuring lease for a term to be agreed at a commencing of £22,000 per annum. VAT is not charged on rent.

**Viewing**

By prior telephone appointment via Hair & Son: 01702 394959 (Option 3).



Rates

The rateable value is £16,500 which is chargeable at 49.6p in the pound for the rating year from April 2026. Taper relief may apply.

VAT

The property is not VAT elected.

Legal Costs

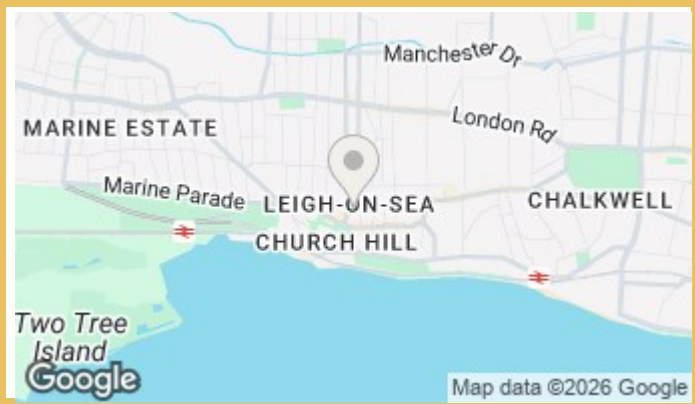
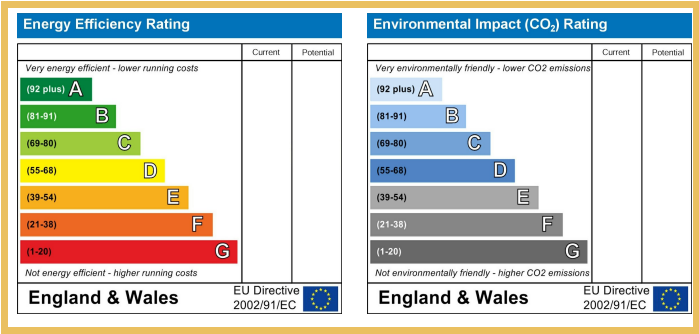
Each party to be responsible for their own legal costs.

Service Charge

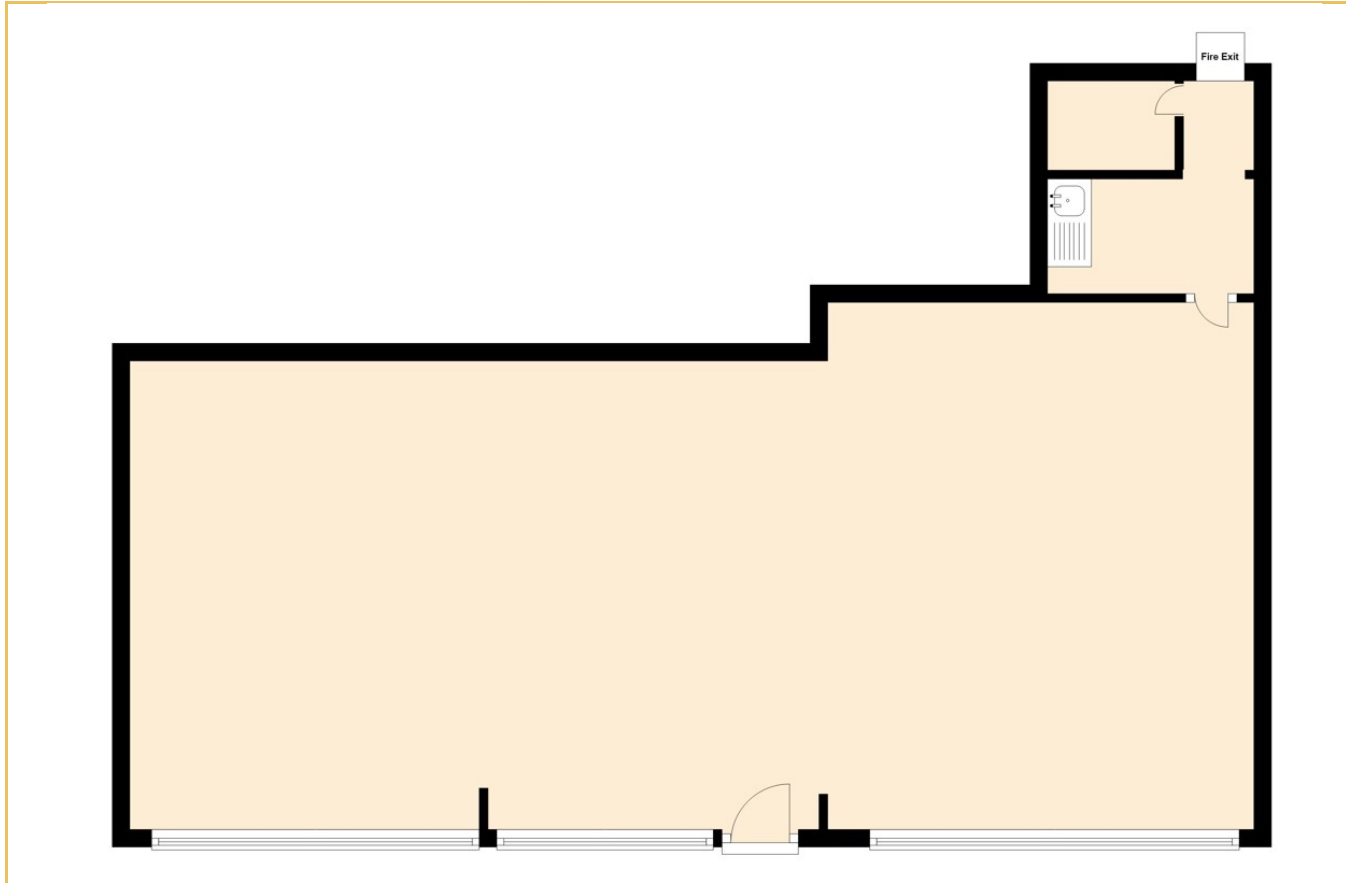
Not applicable.

Parking Notes

On street parking close by (2 hours).  
Municipal carps in North Street and Elm Road close by.



Local Authority  
Council Tax Band **Exempt**  
EPC Rating



**Commercial Office**  
190 London Road  
Southend-On-Sea  
Essex  
SS1 1PJ

**Contact**  
01702 394959  
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.