

ON INSTRUCTION OF



LEASE FOR SALE



10 THE BROADWAY,
LEIGH ON SEA,
ESSEX SS9 1AP

CLASS E USE

Location

Leigh on Sea is an affluent residential area, situated north of the Thames Estuary, approximately 4 miles west of Southend on Sea. The premises are situated in a prime position on The Broadway, where nearby traders include **Superdrug, Tesco, Coop, Costa, Zinc and The Estuary.**

Description

The property comprises an attractive Victorian Bank premises, arranged over ground, basement, first and second floors, providing the following approximate dimensions and floor areas.

Internal Width	21 ft 6 ins	6.55 m
Shop Depth	81 ft	24.6m
Ground Floor	1,850sqft	172 sqm
1 st Floor Offices	900sqft	84 sqm
2 nd Floor Offices	920sqft	85 sqm
Basement Storage	315sqft	29 sqm
Total	3,095 sqft	

Lease

The property is held on a 20-year full repairing and insuring lease for a term expiring 1st May 2026. The lease is inside the Act.



Rent

£38,625 per annum exclusive.

Terms

Offers invited for an assignment of the existing lease or potential for a new lease/lease extension from the landlord.

Rating

Rateable Value £22,000

Rates Payable £10,978

Viewing

To be arranged through JP RETAIL

James Peasnell – james@jpretail.co.uk or Sian Fountain – sian@jpretail.co.uk Tel: 0207 039 0130

