



82 Broadway
Leigh-on-Sea,
Essex, SS9 1AE

FOR SALE (LEASEHOLD) LEIGH ON SEA ESSEX,
LONG ESTABLISHED LADIES FASHION BOUTIQUE

**DEDMAN
GRAY**
Business Sales

Property:

All measurements are approximate and were calculated on a gross internal area (GIA) basis:

Ground Floor: 450 sq.ft. including a WC.

Basement: 471 sq.ft. storage & disused WC, all with a 2.3m head height.

Features:

- Long Established Ladies Fashion Boutique
- Approx. 920 Sq.Ft. Overall
- Ground Floor & Basement Levels
- Genuine Retirement Sale
- New Lease Available
- On Sought After Broadway

**Turnover:**

Copies of the accounts of the business will be provided to bona fide interested parties only.

Tenure:

We are advised that the landlord is willing to grant a new lease for 7 years at a rent of £20,000pa, subject to a rent review and tenant break clause at the 4th year.

Business Rates:

The property is entered on the 2023 rating list with a rateable value of £13,000.

Legal Fees:

Each party is to be responsible for their own legal fees.

Asking Price:

£59,950 Leasehold

Viewing:

All viewing arrangements are by appointment only. Please call Gerard Biagioni on 01702 311 037.