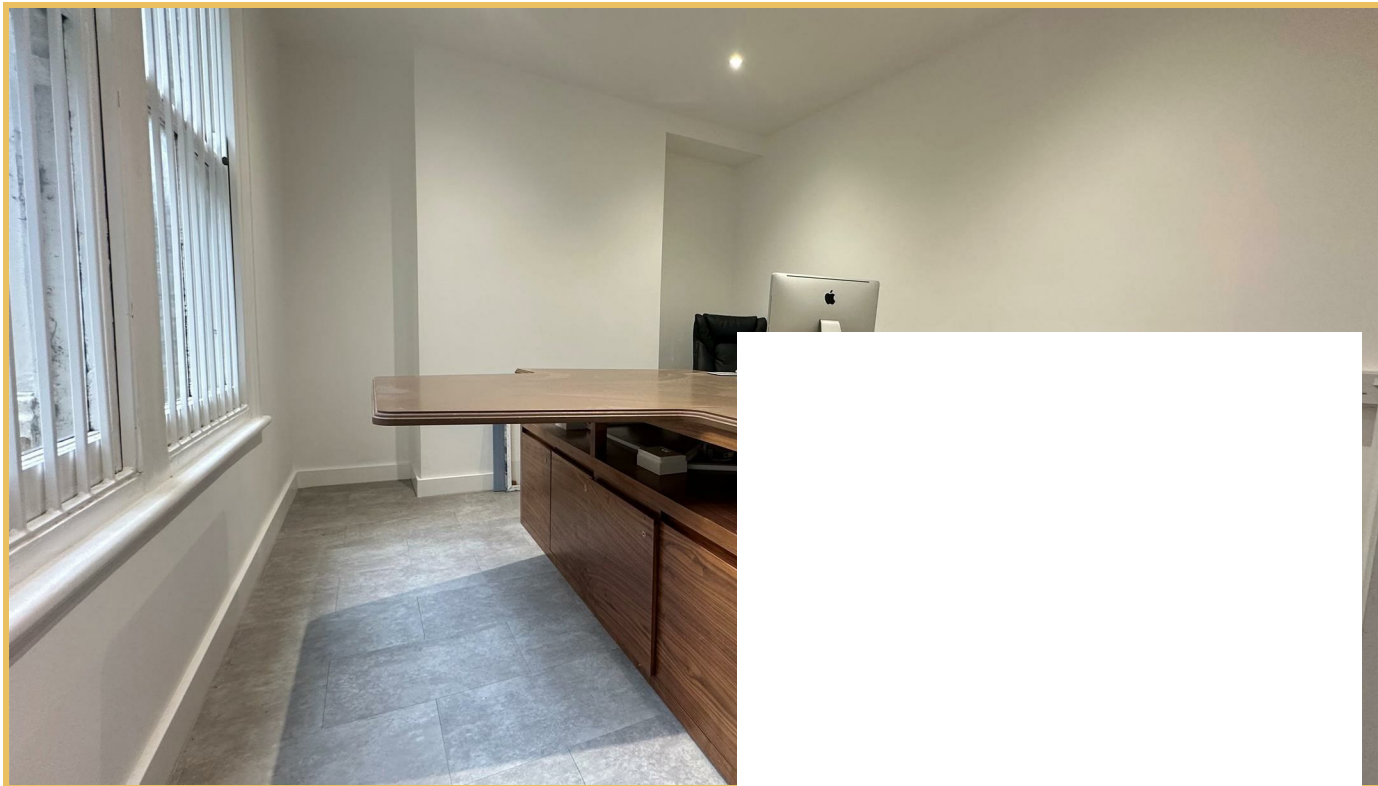




Broadway
Leigh-on-Sea SS9 1AE

£28,000 Per Annum





Location

Full Description

A ground floor retail/office premises (Class E). with a self contained two bedroom flat and rear car parking.

accommodation

GROUND FLOOR:

RETAIL AREA 4.94m X 8.06m DOOR LEADING TO:

REAR STORAGE /OFFICE 3.72m X 4.48m

2 INTERNAL W/C'S

GROSS INTERNAL FLOOR AREA 64.66 SQ.M (696 SQ.FT.)

FIRST FLOOR

Living accommodation comprising a lounge, two double bedrooms, bathroom with w.c. and a well fitted kitchen.

EXTERNALLY:

TWO CAR PARKING SPACES

Location

The premises are located on the south side of Leigh Broadway, a short distance to the east of its' junction with Avenue Road.

Services

Mains electricity, gas and water.

Terms

To be let on a new full repairing and insuring lease for a term to be agreed at a rent of £28,000.00 Per Annum Exclusive (£2,333.33 PCM).

Viewing

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

Rates

The ground floor is rated as an office and premises. The rateable value from April 2026 is £14,000. Small business rate 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.

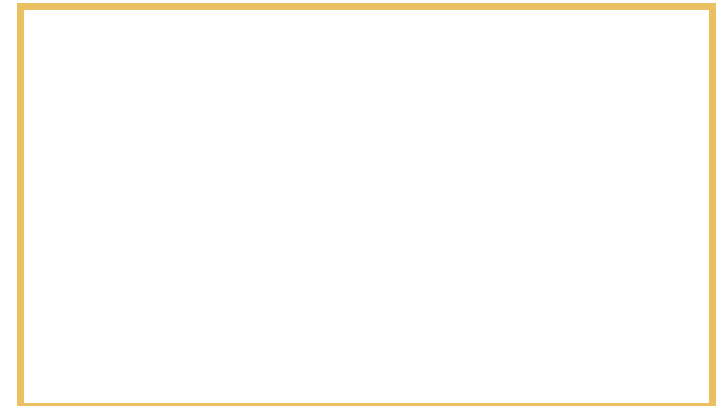
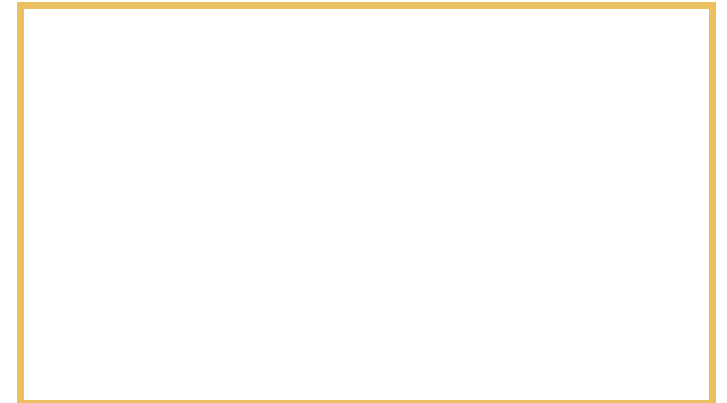
Parking Notes

One allocated parking space to the rear of the building approached by a surfaced accessway from Avenue Road.

On street parking in Broadway (2 hours) and North Street Municipal car park is within easy walking distance.

Planning

Class E



Local Authority
Council Tax Band
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.