

# TO LET GROUND FLOOR RETAIL/OFFICE UNIT APPROX. 1,000 SQ. FT. (92.9 SQ. MS)



## 109-111 Broadway West, Leigh On Sea, Essex, SS9 2BU

## LOCATION

Broadway West is situated in Leigh on sea, Essex. Leigh-on-Sea is a popular seaside town location for daytime retail activities with an array of restaurants, wine bars and public houses. The property is located close to the London Road (A13) which provides routes into London and Southend Central. Leigh on Sea train station is 0.57 miles away with direct links to London Fenchurch Street via the C2C line.

## DESCRIPTION

The property is prominently located on Broadway West, a busy retail and leisure parade within the heart of Leigh-on-Sea. The property is suitable for a variety of uses, subject to planning permission, and comprises 1,000 sq. ft. of retail space, ancillary storage areas, W/C and kitchen facilities. The unit benefits from a generous return frontage, heavy footfall, electric roller shutters, CAT cabling and alarm system. Above the commercial unit is a two bed flat which our client will be willing to rent at an additional rent per annum.

## **RENT: £1,625 per month**

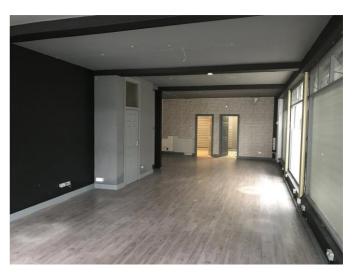
## ACCOMMODATION

All areas are approximate and have been measured on a Net Internal Basis (NIA):

Total Ground Floor Area: 1,000 sq ft (92.9 Sq. Ms)

## FEATURES

- Prominently Positioned
- Generous Return Frontage
- Close To Leigh-on-Sea Rail Station
- Heavy Footfall
- Electric Roller Shutters
- Available Immediately



#### TERMS

The premises are available on a new FRI lease at a rent of £19,500 pa. All other terms and conditions are subject to negotiations.

#### SERVICES

Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

## PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend Borough Council 01702 215000.

#### **BUSINESS RATES**

The property has been entered on the 2017 rating assessment as a Shop & premises with a current rateable value of £13,250.

## **ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available upon request.

## **LEGAL FEES**

Each party to be responsible for their own legal fees.

#### VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

Misdrescription Act 1991. Dedman Gray Property Consultants Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Dedman Gray Property Consultants Ltd has the authority to make or give any representation or warranty whatever in relation to this property.



103 The Broadway, Thorpe Bay, Essex SS1 3HQ • T: 01702 311111 • F: 01702 587970 E: commercial@dedmangray.co.uk • W: www.dedmangray.co.uk