

**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

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