

**TO LET
PROMINENT RETAIL SHOWROOM
APPROX. 2,800 SQ FT (260 SQ MS)
MAY BE SPLIT**



**580 Rayleigh Road, Leigh-on-Sea,
Essex, SS9 5HU**

LOCATION

This premises have a main road frontage on northern side of Rayleigh Road, the A129, which extends from Eastwood in the east through to Rayleigh to the west and runs parallel to the A127 providing easy access to the A130, the A12 and the M25. The area is densely populated, and the property is set within a local parade of shops and services close to the junction with Eastwood Rise and the Oakwood Public House.

DESCRIPTION

Substantial showroom space with expansive frontage and front forecourt area located on the ground floor of a detached, two-storey, building. Subject to planning, the accommodation would suit a variety of uses.

Our clients are willing to consider the splitting of the space to create two smaller units.

RENT: £30,000 per annum

ACCOMMODATION

The accommodation has been measured on Net Internal (NIA) bases and the following approximate floor areas calculated:

Main Sales: 2,164 sq ft 201 sq ms

Rear Stores : 638 sq ft 59 sq ms

The rear stores area is in the process of being adapted and the stated area is an approximation only and might therefore be subject to variation.

FEATURES

- Large Retail Showroom
- Extensive Frontage
- Prominent Position
- Suitable For Various Uses (STP)
- Can Be Split
- Immediate Availability.



SERVICES

Although we understand that the property benefits from mains utilities, we would recommend that interested parties make appropriate checks with the relevant statutory authorities to ensure the presence and adequacy of these.

TERMS

The premises are available by way of a new Effective - Fully Repairing & Insuring lease, subject to an asking rent of £30,000 p.a. (plus vat only if applicable). All other terms of the lease by negotiation. Our client may consider splitting the unit. Please enquire for further information.

PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority (Southend Borough Council Tel: 01702 205001) to ensure that any proposed use is in accordance with current planning policies.

BUSINESS RATES

According to the VOA web-site the ground floor showroom has an adopted rateable value of £28,500. Interested parties are nevertheless advised to contact the Local Rating Authority for formal confirmation of future rating liabilities. In the event of the premises being split, then the rates liability for the new units would be subject to a re-assessment.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance (EPC) rating of C-69.

VIEWING

Strictly by appointment through Dedman Gray Commercial on 01702-31111

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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