

**TO LET  
SHOP UNIT APPROX. 646 SQ FT (60.60 SQ MS)  
PLUS REAR STORE/WORKSHOP**



**370 Rayleigh Road, Leigh-on-Sea,  
Essex, SS9 5PT**

**LOCATION**

The premises are situated within an established retail parade on the northern side of Rayleigh Road, Eastwood, a short distance from the intersection with Progress Road and close to the A127 (Southend to London Arterial Road).

**DESCRIPTION**

A fully refurbished, detached, lock-up shop which benefits from a new shop front, suspended ceiling with integrated lighting and laminated flooring. To the rear of the property there are two car parking spaces and a single storey storeroom/workshop which is accessed via an electric roller shutter.

The premises have most recently operated as a double glazing showroom/trade counter.

**RENT: £15,000 per annum**

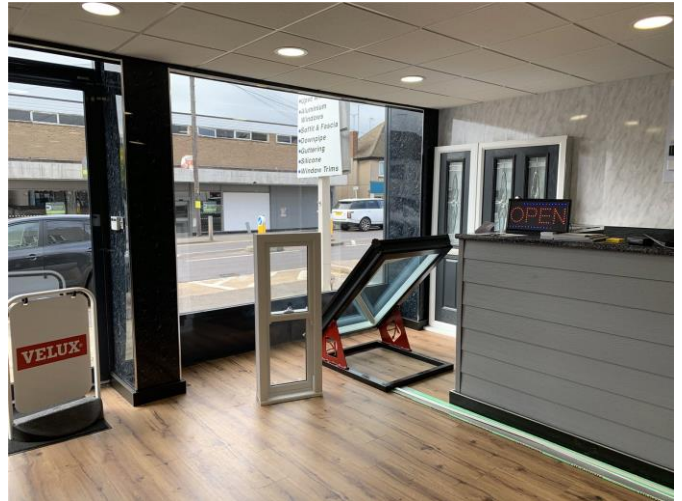
## ACCOMMODATION

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

Main Sales Area 573 sq ft (53.30 sq ms)  
Rear Office 32 sq ft ( 2.96 sq ms)  
Kitchen 41 sq ft ( 3.80 sq ms)  
Rear Workshop 283 sq ft (26.29 sq ms)

## FEATURES

- Detached Shop Unit
- Former Trade Counter Use
- Fully Refurbished Internally
- New Shop Front
- 2 x Car Parking Spaces
- New Lease



## TERMS

The premises are available by way of a new effective FRI lease subject to a rent of £15,000 per annum (plus VAT but only if applicable). All other terms and conditions by negotiation.

## 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 on 01702 215000

## BUSINESS RATES

The property appears on the 2017 Rating List as 'Showroom & Premises' with an adopted rateable value of £12,250. Small Business Rate Relief may therefore be applicable

## ENERGY PERFORMANCE CERTIFICATE

The property has a Commercial Energy Performance Certificate (EPC) rating of D-93. A copy of the certificate is available for inspection.

## VIEWING

Strictly by prior appointment through the sole letting agents, Dedman Gray Property Consultants Ltd T:01702 311111.

Email: [commercial@dedmangray.co.uk](mailto:commercial@dedmangray.co.uk)

Website: [www.dedmangray.co.uk](http://www.dedmangray.co.uk)

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