

SHOP TO LET

APPROX 733 Sq Ft (68.1 Sq M)



**14 Rectory Grove
Leigh On Sea
Essex
SS9 2HE**

Location:

Situated on the northern side of the busy Rectory Grove with strong levels of footfall and passing trade close to its junction with Elm Road in the heart of Leigh on Sea, with on street parking and public car park nearby.

Description:

Ground floor shop with fully glazed shop front, kitchen and W.C.'s. This unit would suit a range of uses.

Accommodation:

The premises have been measured on a net internal basis.

Retail Area: 687 Sq Ft (63.62 Sq M)

Kitchen: 46 Sq Ft (4.24 Sq M)

Total Area: 733 Sq Ft (68.1 Sq M)

Features:

- Prominent & Busy Trading Location
- Available January 2025
- Suit a range of uses

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£18,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Rateable Value £12,250

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

Each party to be responsible for their own legal costs.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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