

RETAIL UNIT TO LET APPROX 370 Sq Ft (34.37 Sq M)



**1372 London Road
Leigh On Sea
Essex
SS9 2UH**

Location:

Retail premises situated on the southern side of the A13 London Road in a popular trading location between Leigh Gardens and Canvey Road with nearby occupiers including Eruonics, Vets for Pets, Leigh Timber Yard and Highlands Surgery.

Description:

The property consists of a retail area of approx 370 Sq Ft with kitchenette and toilet to rear. To rear of the building is a car parking space accessed via Canvey Road

Accommodation:

The premises have been measured on a net internal basis.

Retail Area: 370 Sq Ft (34.37 Sq M)

Features:

- Good Trading Location
- Situated On The London Road
- Retail Area Approx 370 Sq Ft
- Car Parking to Rear

Terms:

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

Rent:

£8,950 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 £6,300

Viewing:

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

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

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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Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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