



82 Broadway
Leigh-on-Sea, SS9 1AE

**FOR SALE (LEASEHOLD)
LEIGH ON SEA ESSEX LONG
ESTABLISHED LADIES
FASHION BOUTIQUE**

450 to 921 sq ft
(41.81 to 85.56 sq m)

- Long Established Ladies Fashion Boutique
- Approx. 920 Sq.Ft. Overall
- Ground Floor & Basement Levels
- Genuine Retirement Sale
- New Lease Available
- On Sought After Broadway

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Summary

Available Size	450 to 921 sq ft
Price	£25,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A long-established Ladies Fashion Boutique for sale due to retirement only. On the highly sought after 'Broadway' and comprising approx. 920 sq.ft. overall, split evenly over ground floor & basement levels. Available with a new lease at a rent of £20,000pa.

Accommodation

All measurements are approximate and were calculated on a gross internal area (GIA) basis: Ground Floor: 450 sq.ft. including a WC. Basement: 471 sq.ft. storage & disused WC, all with a 2.3m head height.

Name	sq ft	sq m	Tenure	Rent	Price	Rates Payable	Service charge	Service Charge (sq ft)
Basement	471	43.76	To Let	-	-	On Application	On Application	On Application
Ground	450	41.81	To Let	-	-	On Application	On Application	On Application
Total	921	85.57						

Viewings

All viewing arrangements are by appointment only. Please call Gerard Biagoni on 01702 311 037.

Turnover

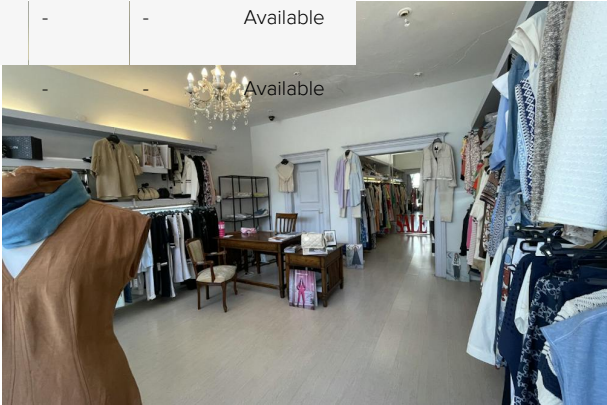
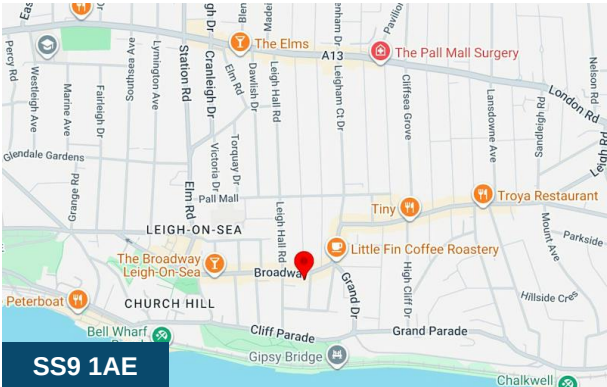
Copies of the accounts of the business will be provided to bona fide interested parties only.

Tenure

We are advised that the landlord is willing to grant a new lease for 7 years at a rent of £20,000pa, subject to a rent review and tenant break clause at the 4th year.

Business Rates

The property is entered on the 2023 rating list with a rateable value of £13,000.



Viewing & Further Information



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