



SHOP  
571 SQ FT

Rayleigh Rd, Leigh-on-Sea, Southend-on-Sea, Leigh-on-Sea SS9

TO LET



## LOCATION

Situated on one of the busiest streets in the area, this shop benefits from a constant flow of pedestrians and potential customers passing by.





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### THE PROPERTY

The shop enjoys prominent frontage with large display windows, providing great visibility for showcasing your products or services and attracting attention from passersby.

Located in close proximity to popular retail shops, restaurants, cafes, and other thriving businesses, this shop offers a prime position within a bustling commercial hub.

The shop offers generous floor space, allowing for versatile layout options to accommodate various business needs.

The shop features modern amenities, including gas and three-phase power, ensuring a comfortable and secure environment for both customers and staff.

### RENT

£900 p/m

### RATES

Interested parties are advised to make their own enquiries to the local Authority.

### VAT

VAT may be applicable.

### FLOOR AREA

571 sq ft

### GUARANTOR

Yes

### TERMS

To be let a new lease for a term to be agreed.

### LEGAL COST

Each party to bear their own legal costs.

### EPC

Rating: TBC

### VIEWING

Please contact us.

### FEATURES



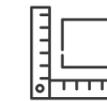
3-Phase Power



WCs



Kitchen



571 SQ FT



Workshop Area



Lights

Misdescriptions Act 1991

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