

# 812 London Road,

Leigh-On-Sea,  
Essex, SS9 3NH.



TO LET, LEIGH ON SEA, ESSEX, GROUND FLOOR DOUBLE FRONTED  
RETAIL UNIT, APPROX 778 SQ. FT. (72.37 SQ. MS.)



**Accommodation:** All areas are approximate and have been measured on a Net Internal basis (NIA).  
Front Sales Area - 466 Sq. Ft. (43.36 Sq. Ms.)  
Office/Kitchen - 150 Sq. Ft. (13.95 Sq. Ms.)  
Store Room - 162 Sq. Ft. (15.06 Sq. Ms.)  
Total Area - 778 Sq. Ft. (72.37 Sq. Ms.)

**Features:**

- Internal Office & Store Room
- Prominent Location
- Double Fronted
- New Lease Negotiable
- Available Immediately



**Terms:** A new fully repairing and insuring lease will be made available at a commencing rent of £14,400 per annum plus VAT (if applicable). All other terms by negotiation.

**Business Rates:** The property is entered on the April 2023 rating list as a Shop and Premises with a current rateable value of £8,500, and may therefore attract 100% small business rates relief. Interested parties are advised to seek verification from Southend City Council on 01702 215001.

**Services:** Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these. Please note the premises does not have a gas supply.

**Legal Fees:** Each party to bear their own legal costs.

**Viewing:** By prior appointment with Dedman Gray Commercial. Please contact Matt Parsons on 01702 3111143.