



RENT Rent £6,000 pax,

SITUATION AND DESCRIPTION

Hair and Son are pleased to offer to the market these individual consultancy rooms to let on an all inclusive basis for a minimum term of 12 months. The rooms themselves are located within the well know Frenches Chemist along London Road, Leigh-On-Sea.

The rooms have been recently refurbished having been re-decorated

through out, new infection controlled vinyl flooring, sink, suspended ceiling with LED lighting and coded entrance door. Additionally there are kitchen and W/C facilities that are shared.

Available for immediate viewing.

ACCOMMODATION

ROOM 1: 12'7" X 6'10" (70 SQ.FT/6.57 SQ.M)

ROOM 2: 10'11" X 7' (70 SQ.FT/6.57 SQ.M)

ROOM 3: 9'6" X 7'3" (70 SQ.FT/6.51 SQ.M)

SHARED KITCHEN & W/C'S

DESCRIPTION

Individual consultancy rooms to let on an all inclusive 12-month lease period.

RATEABLE VALUE

Business rates are to be included within the rent.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The premises are to be let on a new lease for a term to be agreed at a rent of £500 per calendar month (Please note that any letting is subject to a minimum 12 month term). All lease agreements will be excluded from the Landlord & Tenant Act 1954.

VIEWING

Viewings by prior appointment with Hair & Son Estate Agents: 01702 .94959 (Option 3)

Hair & Son – 01702 394959

www.hairandson.co.uk

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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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More than an estate agent
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