

Lot No:

**LEIGH BROADWAY SS9 1AJ
RETAIL PREMISES TO LET -
LEIGH BROADWAY**



RENT Rent £26,500 pax,

SITUATION AND DESCRIPTION

The premises is located on the south side of Leigh Broadway and occupies a much sought after trading position. . The premises comprises a ground floor retail shop which had been used for the retail sale of pet supplies for many years but would suit a variety of retail uses subject to freeholder's consent.

Leigh Broadway continues to be a

sought after retail location serving a well populated quality residential area. It is home to a mix national, regional and local traders. and our client is seeking an established business to compliment the existing tenant mix..

ACCOMMODATION

SHOP 18'9" x 26'3"

REAR ROOM 13'8" X 13'9"

STORE ROOM 9'5" x 7'2" Side door to enclosed rear yard

EXTERNAL W.C.

GROSS INTERNAL FLOOR AREA 746 SQ.FT. (69 SQ.M.)

EXTERNALLY

REAR YARD (ENCLOSED - NO REAR ACCESS)

STORAGE SHED

DESCRIPTION

A ground floor retail premises

RATEABLE VALUE

the rateable value is £18,000 which is chargeable at 49.6p. in the pound for the rating year to April 2025.

ENERGY PERFORMANCE

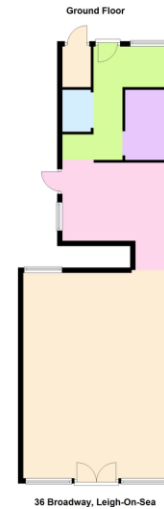
The energy performance Certificate shows a rating of TBC

TERMS

The premises are to let on a new full repairing and insuring lease for a term to be agreed at a rent of £26,500 per annum exclusive and subject to regular rent reviews.

VIEWING

Prior telephone appointment



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

t. 01702 394959

More than an estate agent

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