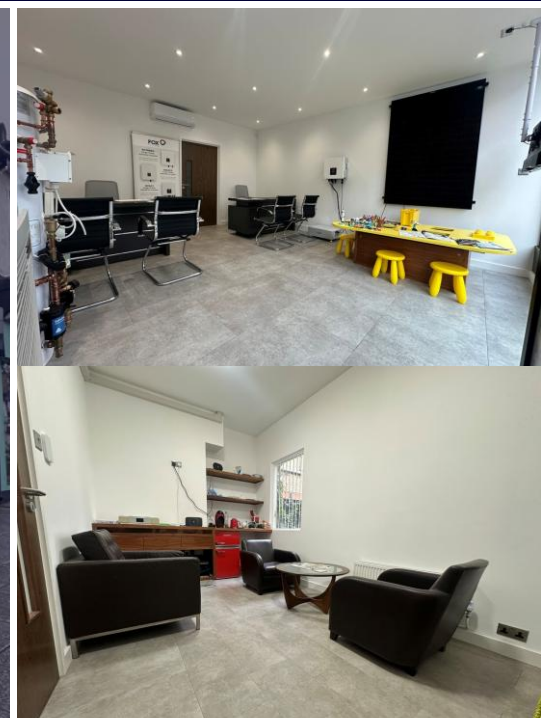




68 LEIGH BROADWAY,
LEIGH-ON-SEA, ESSEX, SS9 1AE
VACANT RETAIL PREMISES WITH
VACANT TWO BEDROOM FLAT FOR SALE
- LEIGH BROADWAY - FREEHOLD



FREEHOLD

ASKING PRICE - £550,000

Hair and Son are delighted to offer this unusual opportunity to acquire a vacant freehold property in the much sought after Broadway, Leigh. Broadway is home to a variety of local, regional and national retailers serving a well populated surrounding residential area.

The property comprises a ground floor retail premises (Class E) with a two-bedroom self-contained flat over. The ground floor has most recently been used as an office but would suit a variety of Class E uses.

The flat over has the benefit of an entrance to the front and to the rear via a metal staircase. The flat provides attractive and well-proportioned accommodation and is ideal for either owner occupation of the rental market.

The property also benefits from two car parking spaces at the rear of the property, approached via a very well-maintained accessway off Avenue Road.

ACCOMMODATION

GROUND FLOOR:

RETAIL AREA 4.94m X 8.06m DOOR LEADING TO:

REAR STORAGE /OFFICE 3.72m X 4.48m

2 INTERNAL W/C'S

GROSS INTERNAL FLOOR AREA 64.66 SQ.M (696 SQ.FT.)

FIRST FLOOR

Living accommodation comprising a lounge, two double bedrooms, bathroom with w.c. and a well fitted kitchen.

EXTERNALLY:

TWO CAR PARKING SPACES

DESCRIPTION

A ground floor retail/office premises (Class E). with a self-contained two-bedroom flat and rear car parking

RATEABLE VALUE

The ground floor is rated as an office and premises. The rateable value from April 2026 is £14,000. Small business rate relief may apply.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

£550,000 is required for our client's freehold interest in these premises, with the benefit of vacant possession on completion

VIEWING

By prior telephone appointment via Hair & Son
Commercial: 01702 394959 (Opt. 3)

Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk

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 (Option 3)
More than an estate agent
www.hairandson.co.uk

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