



RENT - £16,500.00 PER ANNUM (£1,375.00 PCM)

Hair & Son are offering to the market this lock up retail/office premises located within London Road, Leigh-On-Sea and between the junctions of Hershell Road and Barnard Road, Leigh-On-Sea, Essex.

The premises benefits from 729 SQ.FT (68 SQ.M) of open retail space and separate W/C's. The premises further benefits from being newly decorated as well as bi-fold doors to the front.

The premises has most recent been used as a Bar (A4) however, the Landlord has most recent changes the properties user class to Class E (Bar and catering used will not be permitted).

ACCOMMODATION

MAIN SALES/OFFICE AREA: 20'2" X 25'5" NARROWING TO:
17'3" X 12'4"

W/C'S: 15'1" X 5'2"

GROSS INTERNAL FLOOR AREA: 807 SQ.FT (75 SQ.M)

DESCRIPTION

A lock up retail/office premises benefitting from 729 SQ.FT (68 SQ.M) of open retail space and separate W/C's. The premises further benefits from being newly decorated as well as bi-fold doors to the front.

The premises has most recent been used as a Bar (A4) however, the Landlord has most recent changes the properties user class to Class E (Bar and catering used will not be permitted).

RATEABLE VALUE

The ground floor is rated as a retail premises. The rateable value from April 2026 is £10,750. Small business rate relief may apply.

TERMS

To be let on a new full repairing and insuring lease for a term to be agreed at a rent of £16,500 Per Annum (£1,500 PCM). Please note that the ingoing Tenant will be responsible for a contribution towards the Landlords legal fees which are capped at £1,000 on completion of the lease agreement.

VIEWING

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

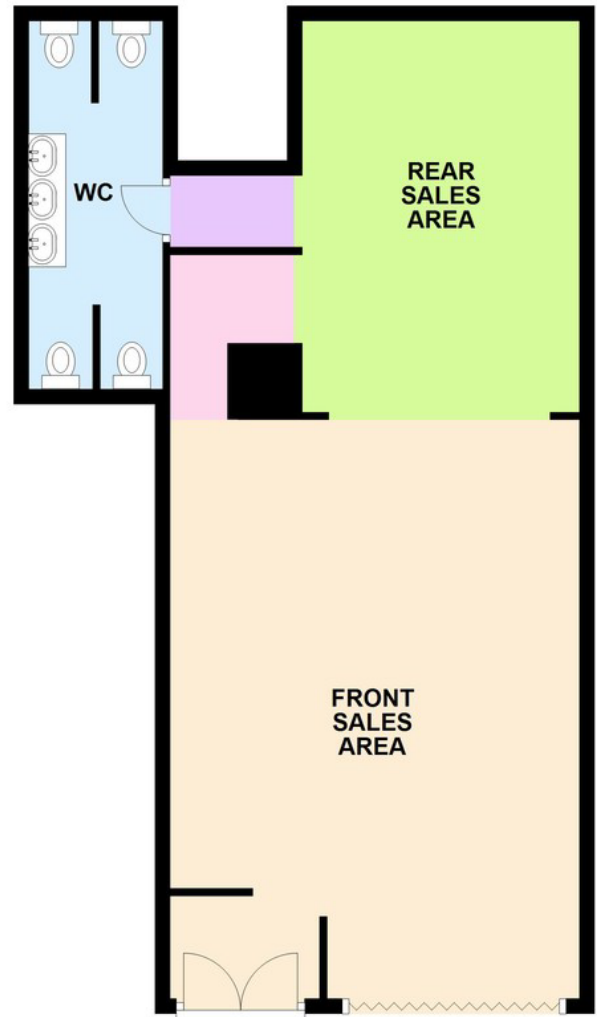
Hair & Son – 01702 394959 (Opt. 3)

www.hairandson.co.uk

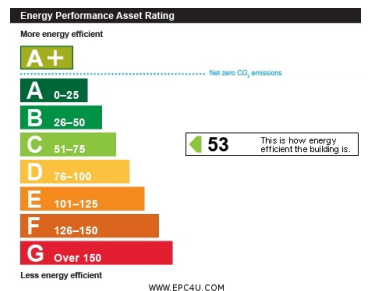
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

GROUND FLOOR



1595 LONDON ROAD, LEIGH-ON-SEA



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More than an estate agent
www.hairandson.co.uk

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