



RENT - £17,000 PER ANNUM (£1,417 PCM)

SITUATION AND DESCRIPTION

The property comprises a ground floor retail premises located opposite Leigh Library and occupying a popular location in Broadway West. The premises are well presented and are available owing to the tenant's relocation.

The premises benefits from a main front sales area with rear office, separate storage area, kitchen area, W/C and rear access.

ACCOMMODATION

SHOP 19'3" x 32'8" Double French doors to rear:

REAR SALES/OFFICE AREA: 12'7" X 14'3"

STOREROOM: 13'4" x 9'2"

KITCHEN AND W/C: 12'4" x 9'3"

GROSS INTERNAL FLOOR AREA: 968 SQ.FT (90 SQ.M)

DESCRIPTION

A lock up shop retail premises located within Broadway West. The premises comprises of a main front sales area with rear office, separate storage area, kitchen area, W/C and rear access.

RATEABLE VALUE

The April 2026 to Present Rateable Value is £14,250 which is chargeable at 49.6p in the pound for the current rating year.

ENERGY PERFORMANCE

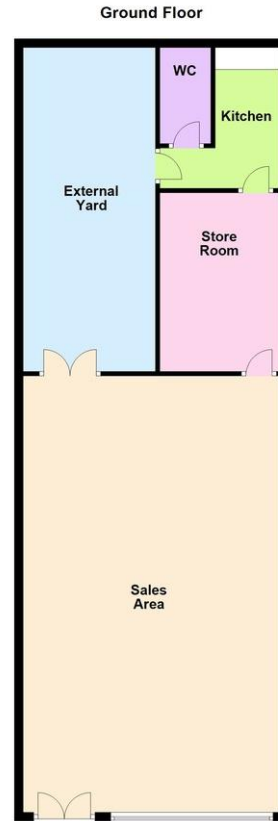
The energy performance Certificate shows a rating of TBC

TERMS

The premises are to let on a new full repairing and insuring lease for a term to be agreed at a rent of £17,000 Per Annum and subject to regular rent reviews. VAT is not payable on rent

VIEWING

Prior telephone appointment via Hair & Son Commercial: 01702 394959 (Option 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

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More than an estate agent
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