



FREEHOLD

ASKING PRICE - £485,000

SITUATION AND DESCRIPTION

Hair and Son are delighted to offer this mixed commercial/residential freehold investment in a popular and much sought after trading position of central Leigh-On-Sea, Essex.

The property is located in Broadway West, opposite Leigh Gardens and Leigh Library. It comprises of a corner retail unit which is let as a children's play centre and café and been extensively refurbished by the existing tenants to provide attractive accommodation.

There is a vacant 2 bed flat over which is ideal for the letting market and is not subject to the commercial tenancy of the ground floor.

The ground floor is let on a lease for a term of 7 years from April 2025 expiring in April 2032 at a rent passing of £17,500.00 per annum exclusive.

PRODUCING £17,500 + POTENTIAL INCOME FROM THE FLAT OVER.

ACCOMMODATION

The ground floor commercial premises with a gross internal floor area of 963 SQ.FT.

The retail premises is let on a lease expiring in April 2032 at a passing rent of £17,500.00 per annum.

The flat over comprises 2 double bedrooms, lounge, bathroom and kitchen.

DESCRIPTION

A retail commercial investment with a vacant self-contained flat over in Central Leigh-On-Sea.

RATEABLE VALUE

The commercial tenant is responsible for payment of business rates. The April 2026 onwards rateable value is £14,250 which is chargeable at 49.6p. for the rating year.

The flat is Council Tax Band 'A'.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

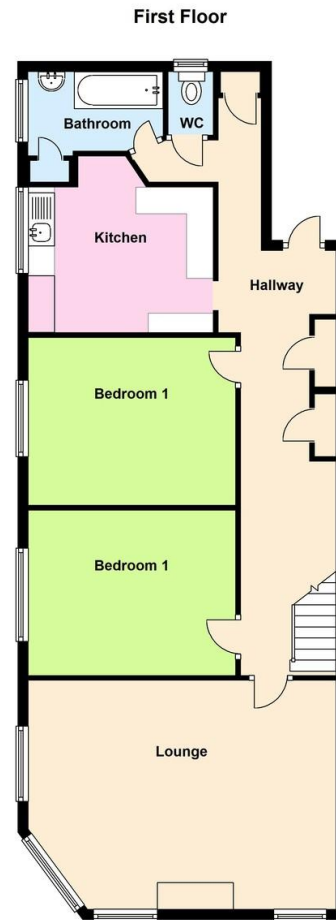
Freehold offers in the region of £485,000 are required for our client's freehold interest in these premises with the benefit of the rental income from the ground floor and vacant possession of the flat over.

VIEWING

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

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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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