



FREEHOLD

ASKING PRICE: £145,000

SITUATION AND DESCRIPTION

We are delighted to offer this retail investment located in a popular trading location in central Leigh on Sea.

The premises comprise a single storey double fronted retail unit (Class E) located within a walkway between Broadway West and Rectory Grove. They are occupied by the Salvation Army who trade as charity shop, having been in that location for many years. The current lease is for a term of 10 years expiring on the 14th of September 2028. The rent passing is £8,300 per annum exclusive. and the lease is within the security of tenure provisions of the Landlord and Tenant Act 1954

ACCOMMODATION

Main sales area: 7.62m x 4.53m (34.06 sq.m.)

Kitchen: 2.38m x 1.03m

Storage/ancillary: 2.98m x 4.53m less 0.8m x 4.53m

W/C: 2.36m x 1.03m

DESCRIPTION

A tenanted double fronted lock up shop in Central Leigh on Sea

RATEABLE VALUE

The rateable value is £7,600 which is chargeable at 49.6p. in the pound for the rating year to April 2026.

Small business rate relief may apply.

NB - the tenant is responsible for payment of business rates, although as a charity they are likely to be exempt.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

£145,000 is required for our client's freehold interest in these premises with the benefit of the tenancy in place producing £8,300 per annum.

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

Commercial Dept.
190 London Road
Southend-on-Sea,
Essex. SS1 1PJ

