



341 Eastwood Road North, Leigh-on-Sea, SS9 4LT

£12,500 Per Annum

- Corner retail premises
- Aircon, Electricity and Water
- 509 sq ft space
- Viewing recommended
- Flexible lease terms
- £12,500 annual rent
- Leigh-on-Sea location

LOCATION:

Located on the corner of Eastwood Road North, Leigh-on-Sea, Essex.

ACCOMODATION:

MAIN RECEPTION AREA: 26'06" X 16'01"

STORAGE: 10'07" X 6'00"

KITCHEN: 7'01" X 3'09"

W/C: 3'10" X 3'03"

GROSS INTERNAL FLOOR AREA: 509 SQ.FT. (47 SQ.M)

TERMS:

To be let on a new full repairing and insuring lease for a term to be agreed at a rent of £12,500 Per Annum (£1,042 PCM).

BUSINESS RATES:

The premises is rated as retail. The rateable value from April 2026 is £7,300. Small business rate relief may apply.

LEASE AGREEMENT FEE

The ingoing Tenant is to be responsible legal fees relating to the preparation of the Law Society lease agreement at £350 plus VAT.

SERVICES

Mains water & electricity.

VIEWING ARRANGEMENTS

By prior appointment via Hair and Son Estate Agents: 01702 394959 (Option 3).

VAT

N/A

Commercial Office

190 London Road
Southend-On-Sea
Essex
SS1 1D1

Contact

01702 394959
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

