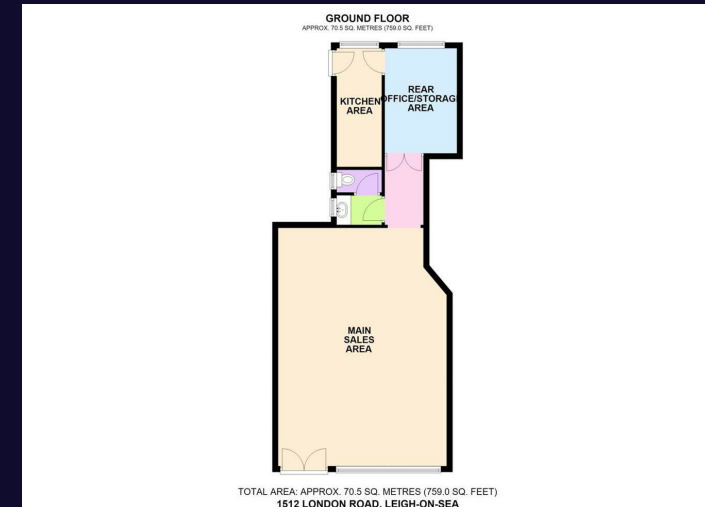




1512 London Road, Leigh-On-Sea, Essex, SS9 2UR

**RENT - £13,000 PER ANNUM (£1,083 PCM)**

A lock up retail premises located on London Road, Leigh-On-Sea, Essex close to Thames Drive.

The premises offers 508 SQ.FT (47 SQ.M) of front retail sales/office area as well as a rear office/storage room and Kitchen Area.

The premises has most recently traded as a Hair Dressing Studio but may suit a variety of other Class E uses (Subject to Landlords Consent).

Fully available from mid-July 2026.

- Prime London Road location
- Versatile retail space
- Ideal for Class E uses
- Available from mid July
- Viewing recommended

Located in the vibrant London Road area of Leigh-On-Sea, this charming retail space, built in 1920's, presents an excellent opportunity for entrepreneurs and business owners alike. The property boasts a spacious main sales area and rear office and storage area, as well as a convenient kitchen space.

Previously operating as a hairdressing studio, this versatile commercial space is well-suited for a variety of Class E uses, subject to the Landlord's consent. Its prime location on a well-known thoroughfare ensures high visibility and passing traffic, making it an attractive prospect for any business looking to thrive in this bustling community.

Available for occupancy from mid-July, this property offers a unique chance to establish or expand your business in a sought-after area. This retail space provides the perfect canvas to bring your vision to life. Don't miss out on the opportunity to secure a prominent retail position.

#### 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.

#### ACCOMODATION:

FRONT SALES AREA: 19'4" X 27'2"

W/C

HALLWAY LEADING TO REAR OFFICE/STORAGE ROOM: 12' X 8'3"

KITCHEN AREA: 11'7" X 5'7"

GROSS INTERNAL FLOOR AREA: 740 SQ.FT (69 SQ.M)

#### TERMS:

To be let on a new full repairing and insuring lease at a term to be agreed at a rent of £13,000 Per Annum. The ingoing Tenant will be responsible to pay for the cost of the preparation of the Law Society Lease Agreement of £350 plus VAT payable on completion.

#### BUSINESS RATES:

The 2026 to Present Rateable Value is £9,100 payable at 49p in the pound. (Small Business Rates Relief may apply).

#### SERVICES:

Mains electricity & water & gas

#### VIEWING:

By Prior appointment via Hair & Son Limited (Commercial) - 01702 394959 (Opt. 3)