



1516 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2UR

RENT - £14,000 PER ANNUM (£1,166 PCM)

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

The premises offers 554 SQ.FT (51 SQ.M) of front retail sales/office area as well as a rear office/storage room and W/C.

The premises has most recently traded as furniture sales & refurbishment but may suit a variety of other Class E uses (Subject to Landlords Consent).

Fully available subject to an early surrender of the current lease agreement.

Located in the vibrant area of London Road, Leigh-On-Sea, Essex, this charming retail property presents an excellent opportunity for entrepreneurs and business owners alike. Built in 1920, the premises exudes character while offering modern functionality. Spanning an impressive 554 square feet (51 square metres), the space is designed to accommodate a front retail sales or office area, complemented by a rear office and storage room.

Previously operated for the use of furniture sales & refurbishment, this versatile property is well-suited for a variety of Class E uses, subject to the landlord's consent. Its prime location near Thames Drive ensures a steady flow of passing traffic, making it an ideal spot for businesses looking to thrive in a bustling community.

The property will be fully available subject to an early surrender of the current lease agreement, providing ample time for prospective tenants to plan their move and set up their business.

ACCOMODATION:

FRONT SALES AREA: 27'7" X 20'5"

W/C

REAR OFFICE/STORAGE AREA: 16'7" X 12'

GROSS INTERNAL FLOOR AREA: 863 SQ.FT (80 SQ.M)

TERMS:

To be let on a new full repairing and insuring lease at a term to be agreed at a rent of £14,000 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 £9,200 payable at 49p in the pound. (Small Business Rates Relief may apply).

SERVICES:

Mains electricity & water.

VIEWING:

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

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.

