



21/23 Glendale Gardens, Leigh-on-Sea, SS9 2AP

£6,500 PER ANNUM

£542 PCM

The property comprises a single storey commercial premises located in Glendale Gardens, within easy walking distance of Leigh Broadway. It would suit a variety of class E commercial uses subject to landlord's consent.

The premises currently has some studwork partitions in place which were constructed by the outgoing tenant in connection with her photographic studio business. These can be removed, if required.

LEASE

The premises are to let on a new simple form of lease for a term to be agreed at a rent of £6,500 per annum exclusive.

BUSINESS RATES

The premises are rated as a studio and premises and have a rateable value of £7,800 which is chargeable at 49.6p in the pound Small business rates relief may apply.

A single storey commercial premises located in Glendale Gardens - most recently used as a photographic studio but suitable for a variety of Class E uses

Commercial Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

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.

ACCOMMODATION

Reception 12'2" x 7'6" with open arch way
leading to

Main sales/office 23'5" x 10'3" step up to

Small front store room 5'5" x 7'2"

W.C. 3'5" x 4'5"

Small kitchenette 3'4" x 4'9"

Gross internal floor area 400 sq.ft. (38 sq.m.)