



LONG LEASEHOLD - ASKING PRICE: £120,000

Hair & Son are delighted to offer to the market this ground floor retail spaces located within the ever popular Leigh Hill. The property is conveniently located for both central leigh locations and Old Leigh which are both within walking distance.

The property is to be sold with vacant possession offering an ideal opportunity for both owner occupiers and investors alike.

The property comprises of two sales / offices area, a small kitchenette area and W/C whilst offering a prominent road frontage.

Located within the charming area of Leigh Hill, Leigh-On-Sea, this retail premises presents an exceptional opportunity for both owner-occupiers and investors alike. Offering 246 square feet, the property is strategically located, fronting the picturesque Old Leigh, a well-known and vibrant area that attracts both locals and visitors.

The premises is designed to accommodate a variety of retail or office uses, featuring two versatile retail or office rooms that can be tailored to suit business needs. Additionally, there is a small kitchenette and a storage room, providing practical amenities as well as a W/C.

This property is being offered with vacant possession, allowing for immediate occupation. It comes with a new long leasehold of 99 years and a peppercorn ground rent, making it an attractive investment for those looking to establish a presence in this sought-after location.

Leigh-On-Sea is renowned for its vibrant community and picturesque seaside charm. Whether you are looking to start a new venture or expand your investment portfolio, this property offers a unique opportunity to thrive in a bustling area. Do not miss the chance to secure this prime retail space in a location that promises both foot traffic and community engagement.

LOCATION:

Located on Leigh Hill, Leigh-On-Sea, Essex close by to the corner junction of Leigh Park Road. The property is also located close by to the newly renovated Ship Hotel and the Old Leigh High Street.

ACCOMODATION:

SALES / OFFICE AREA 1: 10'5" X 8'5"

SALES / OFFICE AREA 2: 14'10" X 10'8"

KITCHEN AREA: 3'6" X 5'6"

W/C

GROSS INTERNAL FLOOR AREA: 279 SQ.FT (25.9 SQ.M)

BUSINESS RATES:

The April 2026 to present rateable value is: £4,300 rated at 43.2p in the pound. small business rates relief may be applicable.

TERMS:

An asking price of £120,000 is required for our clients long leasehold interest in these premises. Please note that the property is due to be sold with a new long lease of 99 years with a peppercorn ground rent on completion).

VIEWING ARRANGEMENTS:

Prior viewing appointments via Hair & Son Limited (Commercial) - 01702 394959.