



Ayers & Cruiks

COMMERCIAL

**CENTRAL LEIGH ON SEA
624 SQ FT (69 SQ M)**

TO LET



**Shop 1 Grove House, Rectory Grove, Leigh on Sea,
Essex, SS9 2HA**

- **Modern mixed use development**
- **Central Leigh on Sea**
- **Lay by parking to front**
- **New lease**
- **Rent only £17,000 per annum**

86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ

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DESCRIPTION AND LOCATION

Modern mixed use development located on the southern side of the much sought after Rectory Grove, close to the junction with Broadway West

Nearby occupiers include many local eateries, Superdrug, Barclays, and Tesco Express

The premises comprise open retail area, benefitting w/c facilities and lay by parking to front.

ACCOMMODATION

Retail area: 624 sq ft (69 sq m)

TENURE

Leasehold

TERMS

New full repairing and insuring lease, for a term to be agreed.

RENT

£17,000 per annum

BUSINESS RATES (2020/2021)

Rateable Value
£9,600

Uniform Business Rate
49.1p

Rates Payable
£4,608

Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000

LEGAL COSTS

Ingoing party to be responsible for landlord's reasonable legal costs.

VIEWING

For further information please contact the landlord's sole appointed agents:

Ayers & Cruiks
01702 343060



Representation Act 1967

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