

# LEIGH—ON—SEA

## 31 Elm Rd, Leigh-on-Sea, Essex, SS9 1SW

### INVESTMENT OPPORTUNITY

Ground floor approx 1,076 sq. ft. (99.96 sq. m.) + 3 Bed Maisonette



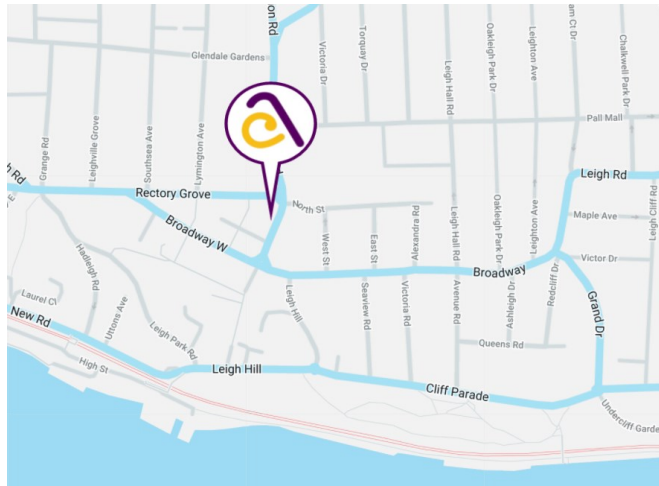
- ⇒ Highly Sought After Location
- ⇒ Retail Unit and Above Flat
- ⇒ Investment Opportunity
- ⇒ Investment is currently producing £27,400 per annum.

## DESCRIPTION AND LOCATION:

Situated in the centre of Leigh on Sea being a minutes' walk of Leigh Broadway, Broadway West and Rectory Grove is this mixed use investment opportunity.

The property comprises of a ground floor retail unit currently trading as a Chemist which is let on a lease until June 2031 at a passing rent of £16,000 per annum exclusive, with rent reviews in June 2021 and 2026.

To the first and second floor is a well maintained self-contained 3 bedroom maisonette which is currently let on an AST until September 2021 at a rent of £950 per calendar month.



## ACCOMMODATION

Retail area approx.:	912 sq. ft	(84.75 sq. m.)
Store/Staff room approx.:	164 sq. ft.	(15.21 sq. m)
<b>Total approx. area:</b>	<b>1,076 sq. ft.</b>	<b>(99.96 sq. m.)</b>

Retail frontage In excess of 17ft

First Floor:

Kitchen:	4.28m x 3.02m
Bathroom:	3.06m x 1.71m
Bedroom:	3.06m x 2.32m
Bedroom:	3.63m x 3.87m
Lounge:	5.73m x 5.25m

Second Floor:

Bed:	3.65m x 5.26m
Store/Bed:	2.19m x 2.03m

**Approx. area of maisonette: 1001 sq. ft. (93.04 sq. m.)**

## PRICE

Offers in excess of £450,000 plus VAT if applicable

## TERMS

Shop let on a 15 year lease until June 2031 at a passing rent of £16,000 per annum exclusive with rent reviews in June 2021 and June 2025.

Flat let on an AST until September 2021 at a passing rent of £950 pcm.

## BUSINESS RATES (2020/2021)

Interested parties are advised to confirm the rating liability with Southend Council.

## EPC

EPC Rating of D—93

## VIEWING

For further information and viewings, please contact Ayers & Cruiks.



# Ayers & Cruiks

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