

HS HAIR & SON



1595 London Road, Leigh-On-Sea, Essex, SS9 2SG

£16,500 Per Annum

- Class E Retail Premises - To Let
- Newly Redecorated
- 729 SQ.FT (68 SQ.M) Gross Internal Area
- High Level of Passing Trade

Hair & Son are offering to the market this lock up retail/office premises located within London Road, Leigh-On-Sea and between the junctions of Hershell Road and Barnard Road, Leigh-On-Sea, Essex.

The premises benefits from 729 SQ.FT (68 SQ.M) of open retail space and separate W/C's. The premises further benefits from being newly decorated as well as bi-fold doors to the front.

The premises was recently used as a Bar (A4) however, the Landlord has since changed the properties user class to a Class E (Bar and catering use will not be permitted).

Full Description

A lock up retail/office premises benefitting from 729 SQ.FT (68 SQ.M) of open retail space and separate W/C's. The premises further benefits from being newly decorated as well as bi-fold doors to the front.

The premises has most recent been used as a Bar (A4) however, the Landlord has most recent changes the properties user class to Class E (Bar and carting used will not be permitted).

accommodation

MAIN SALES/OFFICE AREA:20'2" X 25'5" NARROWING TO: 17'3" X 12'4"

W/C'S: 15'1" X 5'2"

GROSS INTERNAL FLOOR AREA: 807 SQ.FT (75 SQ.M)

Location

Located within London Road, Leigh-On-Sea and between the junctions of Hershell Road and Barnard Road, Leigh-On-Sea, Essex.

Amenities

Main bus links and close proximity to Leigh Railway Station serving the C2C line to London Fenchurch Street Station.

Services

Mains Electricity & Water.

Terms

To be let on a new full repairing and insuring lease for a term to be agreed at a rent of £16,500 Per Annum (£1,500 PCM). Please note that the ingoing Tenant will be responsible for a contribution towards the Landlords legal fees which are capped at £1,000 on completion of the lease agreement.

Viewing

By prior telephone appointment via Hair & Son Commercial: 01702 394959 (Opt. 3)

Rates

The ground floor is rated as a retail premises. The rateable value from April 2026 is £10,750. Small business rate relief may apply.

VAT

N/a

Legal Costs

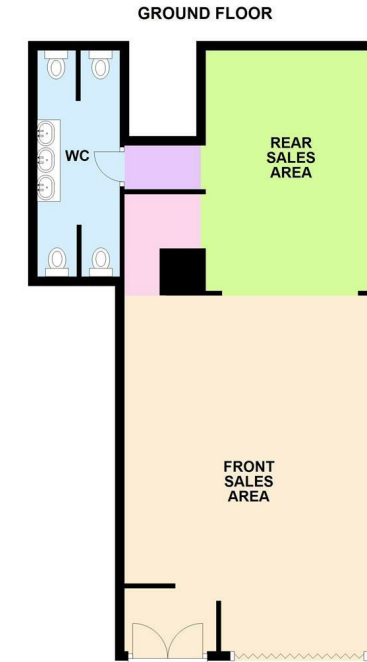
Please note that the ingoing Tenant will be responsible for a contribution towards the Landlords legal fees which are capped at £1,000 on completion of the lease agreement.

Service Charge

The lease will provide for recovery of costs relating to those in common with the building.

Planning

Class E.



1595 LONDON ROAD, LEIGH-ON-SEA

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.