

4 Nelson Road,

Leigh-on-Sea,
Essex, SS9 3HU.



TO LET - FORMER OFFICE PREMISES WITH 2 BED FLAT ABOVE. TOTAL 1,108 SQ. FT.

**DEDMAN
GRAY**
COMMERCIAL

Property:

Ground Floor retail premises formerly trading as a takeaway
- Approx. 461 sq. ft. (42.94 sq m).
2 Bed Flat - Approx. 647 sq. ft. (60.13 sq. m).

Features:

- Prominent Corner Position
- Suit Existing & Alternative Uses
- New FRI Lease Available
- Available Immediately
- 2 Parking Spaces
- Gas Central Heating

**Tenure:**

A FRI lease for a term of years to be agreed at a rent of £15,000. pa.

Legal Fees:

Each party is to be responsible for their own legal fees.

Business Rates:

The April 2023 rating assessment showed a rateable value of £6,300. and thus we believe an occupier will benefit from 100% Business Rates Relief.

EPC – D 78.

Viewing:

By prior appointment with Dedman Gray Commercial on 01702 311111.

Price: £1,350 per month