



Ayers Cruiks
COMMERCIAL

To Let

3,327 sq.ft to 15,246 sq.ft

The Garrison, Shoeburyness SS3 9BX

Prominent roadside plots available to lease suitable for various commercial uses and self build opportunities.

- Development plot available
- Suited to commercial roadside occupiers
- Adjacent to a major residential development of 214 units.
- Existing operators nearby including Lidl & Sainsburys
- Leasehold offers invited

01702 343060
www.ayerscruiks.co.uk



Please note that this plan is purely for illustrative purposes only and does not accurately depict the size, shape or position of the plots.

Google Maps

The Garrison, Shoeburyness SS3 9BX

Summary

- Rent: Offers invited
- Business Rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant to be responsible for both parties legal costs.
- Lease: New Lease

Contact & Viewings

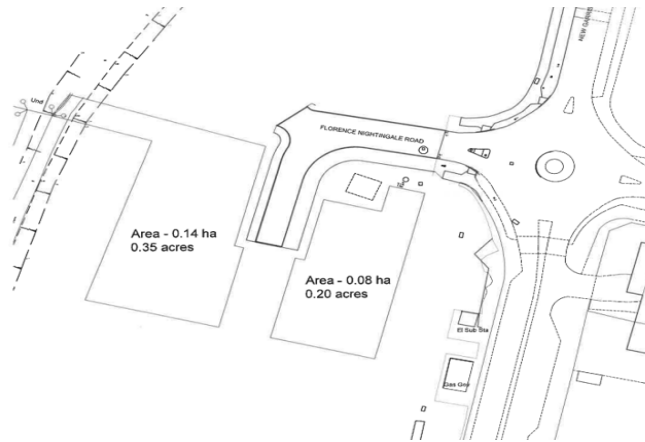
Cameron Cruiks Darrell Clarke
01702 608045 01702 608039
cameron@ayerscruiks.co.uk darrell@ayerscruiks.co.uk

Bradley Hair Neil Burroughs
01702 608057 01702 608035
bradley@ayerscruiks.co.uk neil@ayerscruiks.co.uk

Rebecca Galley
01702 608053
rebecca@ayerscruiks.co.uk

86-88 Baxter Avenue Burgundy Court,
Southend-on-Sea, 64/66 Springfield Road,
Essex, Chelmsford,
SS2 6HZ Essex
CM2 6JY

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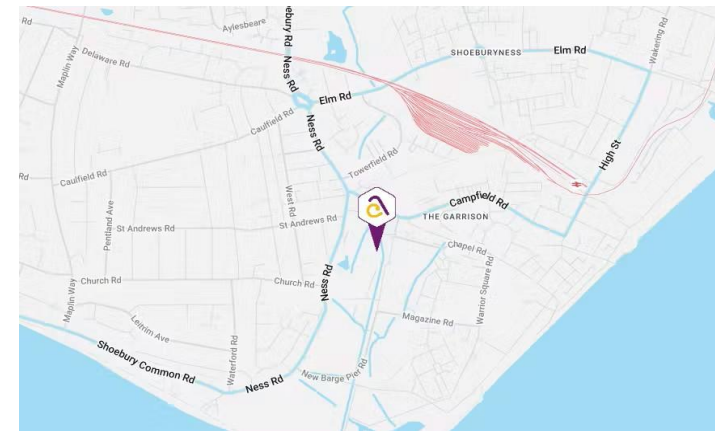


Description

Each plot will benefit services to their respective entrances
SERVICES

- To the bell mouth of each site there will be:
- Foul and surface water drainage connections
 - 50mm water main at min 1 bar pressure
 - 400kVA 3 phase electricity supply
 - Fibre supply

Benefitting from a prominent roadside position and close proximity to established residential catchments, the plots are ideally suited to owner-occupiers, trade counter operators, roadside businesses, showrooms, healthcare facilities, day nurseries, and other standalone commercial developments, subject to the necessary planning consents. The highly accessible location offers excellent visibility and convenience for both customers and staff.



Location

The Garrison in Shoeburyness has developed enormously over recent years, both in terms of residential and commercial. The area is a popular residential location with pleasant estuary walks, cricket ground and a café serving the community and visitors. Adjacent to these sites to the south side will be circa 214 residential units and to the north there is Lidl supermarket, Sainsburys Local and Hinguar School. .

Terms

New lease on terms to be agreed.

Price

Leasehold offers invited

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Shoeburyness
High School

S. Stibbards & Sons
Family Funeral Director...
5.0★ (11) - Simple
Direct Cremation



Sainsbury's



The Garrison

Primary School

Wetsuit Outlet
4.8★ (3105) - View offer
-10% off Full price ite...

214 new homes

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