



Ayers & Cruiks
COMMERCIAL

206 High Road, Benfleet, SS7 5LD

For Sale | 1,358 sq ft

Shop & Flat Investment For Sale

206 High Road, Benfleet, SS7 5LD

Summary

- Price: Offers in excess of £435,000
- Business rates: Interested parties are advised to contact the relevant local authority
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (60)

Further information

- [View details on our website](#)

Contact & Viewings

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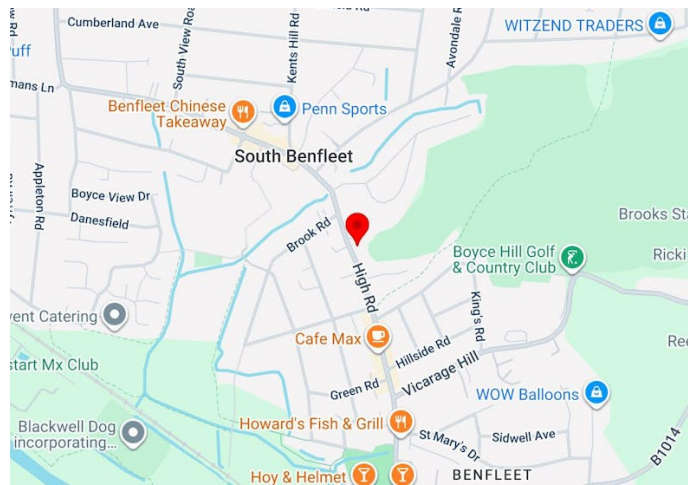
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Key Points

- Freehold For Sale
- Currently Producing £28,800 Per Annum
- Parking to the Front
- Separate Access To Flat
- Large Garden included with flat

Description

The property comprises a ground floor shop currently let to a beauty salon, fitted to a good standard. The lease Expires in April 2027 and producing an annual rental income of £13,200 . The upper parts consist of a well-presented two-bedroom flat with separate access and a large garden, which has recently been let on a new 6-month AST agreement at £15,600 per annum. In total, the property is generating a combined rental income of £28,800 per annum.

Location

The property is in a prominent trading position along South Benfleet's busy High Road, a well-established commercial hub with strong footfall.



The area features a mix of independent retailers, cafes, restaurants, and service providers, ensuring consistent customer traffic. The property also benefits from excellent transport links, with Benfleet Station within easy reach providing direct rail services to London, and good local bus connections serving the surrounding residential catchment.

Accommodation

Description	sq ft	sq m
Shop	662	61.50
First & Second Floor	696	64.66

Viewings

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

Price

Offers In Excess Of £435,000

