

BENFLEET



TO LET

103
High Road
Benfleet
SS7 5LN

RETAIL
370 SQ. FT. (34 SQ. M.)



Ground Floor Unit



Located In A Prime Position



Lay-By Parking To The Front



New Lease Available



Rent Only £10,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

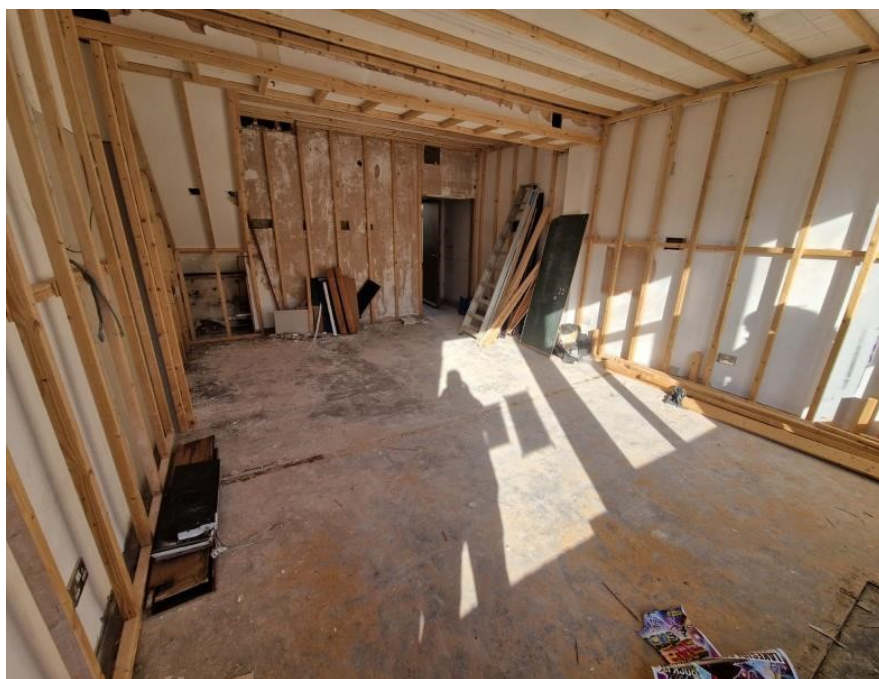
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is situated on Benfleet High Road, the road itself provides vital access through the town and connecting to several local routes that link nearby neighborhoods and broader areas across Essex. Just 0.5 miles east of the High Road lies Benfleet Train Station which offers direct routes to London Fenchurch Street.

This ground floor commercial unit offers a versatile open-plan space, perfect for a wide range of business uses. Located in a prime position with excellent visibility, the unit benefits from high footfall throughout the day, driven by its proximity to busy local shops, transport links, and residential areas. The property also comprises of W.C facilities. There is lay-by parking to the front of the property.



ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	370	34
TOTAL	370	34

TERMS

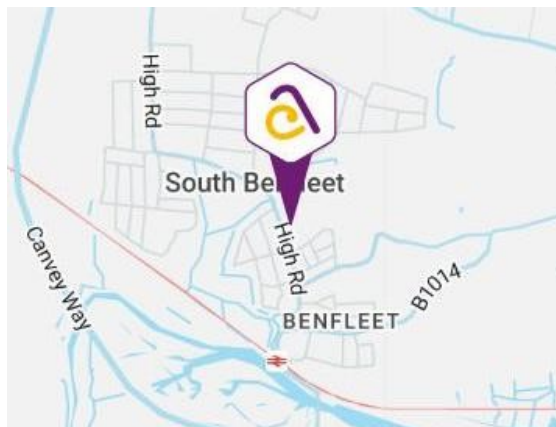
The premises is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

To Be Confirmed.

EPC

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Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

BUSINESS RATES

Rateable Value	UBR	Rateable Payable
£2,550	49.9	£1,277.45

Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200.

LEGAL COSTS

Ingoing tenant to be responsible for the landlords reasonable legal cost

TENURE

Leasehold

RENT

£10,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64/66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk