



Ayers & Cruiks
COMMERCIAL

200 High Road, Benfleet, SS7 5LD

For Sale | 1,733 sq ft

Two Shops & 1 Flat Investment For Sale

200 High Road, Benfleet, SS7 5LD

Summary

- Price: Offers in the region of £450,000
- Business rates: Interested parties are advised to contact the relevant local authority
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (94)

Contact & Viewings

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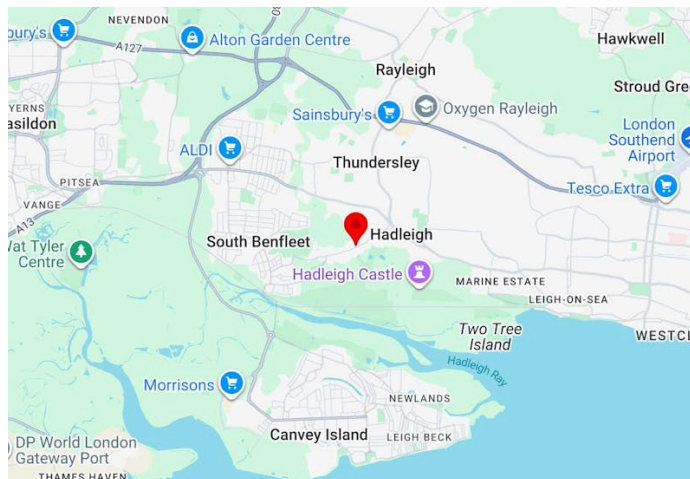
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Key Points

- Freehold For Sale
- Currently Producing £29,000 Per Annum
- 2 Parking Spaces To The Front
- Small Yard to Rear

Description

The Chinese shop, flat and small yard are let on an 18-year lease from October 2017 to the same tenant, as access to the 3-bedroom flat (with 1 bathroom and 1 living room) is via an internal staircase within the shop. The combined property is currently producing an annual rental income of £20,000. There is No break clause and there is a rent review in October 2025.

Separately, the small coffee shop is let on a lease from June 2025 to May 2027, generating £9,000 per annum. The Total amount the property is currently generating is £29,000

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	1,130	104.98
First Floor Flat	603	56.02
Total	1,733	161

Viewings

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

Price

Offers In Excess of £450,000

