



103 High Road, Benfleet, SS7 5LN To Let | 370 sq ft



## 103 High Road, Benfleet, SS7 5LN

# Summary

- Rent: £10,000 per annum
- Business rates: £1,272.45 per annum Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200.
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: E (109)
- Lease: New Lease

### **Further information**

· View details on our website

#### **Contact & Viewings**

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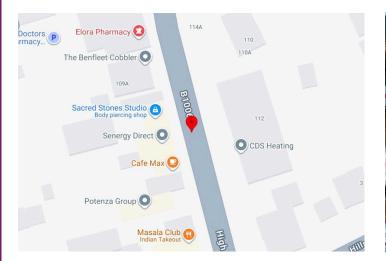
bradley@ayerscruiks.co.uk

#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex. SS2 6HZ Tel: 01702 343060

**Burgundy Court** 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY

Tel: 01245 202555



# **Key Points**

- · Ground Floor Unit
- · Located In A Prime Position
- Lay-By Parking To The Front
- New Lease Available
- Rent Only £10.000 Per Annum Exclusive

# Description

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.

### 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

## Accommodation

Name	sq ft	sq m	Availability
Ground	370	34.37	Available

# **Viewings**

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### **Terms**

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

#### Rent

£10,000 per annum exclusive

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