

BENFLEET



FOR SALE

287
High Road
Benfleet
Essex
SS7 5HB

INVESTMENT
10,796 SQ. FT. (1,003 SQ. M.)

-  Mixed Use Investment
-  Close To Amenities
-  Ample Parking
-  Currently Producing £71,812 Per Annum
-  Price £1.2 Million Plus VAT if Applicable



Ayers & Cruiks
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CHELMSFORD OFFICE
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DESCRIPTION AND LOCATION

Located on the busy High Road in Benfleet, the property is in a popular area with strong demand. Benfleet is a growing commuter town with great transport links, including direct trains to London Fenchurch Street from Benfleet Station and easy access to the A13 and A127. The property also benefits from high foot traffic and is close to both local shops and national retailers.

This mixed-use property includes a range of well-kept commercial units, all fully occupied and generating £71,812 in annual rental income. The tenants come from various sectors of light industrial, retail, and office providing a steady and reliable income.

UNIT	PRICE PER ANNUM
OFFICE & GARAGE 2	£8,700
GARAGE 1	£5,100
STORE 1	£3,600
STORE 2	£2,400
WORKSHOP 1	£8,400
OFFICE 2	£8,000
OFFICE 3	£16,800
OFFICE 4	£7,500
WORKSHOP 2	£10,000
STOREAGE	£1,320
TOTAL	£71,820

ACCOMMODATION

Total

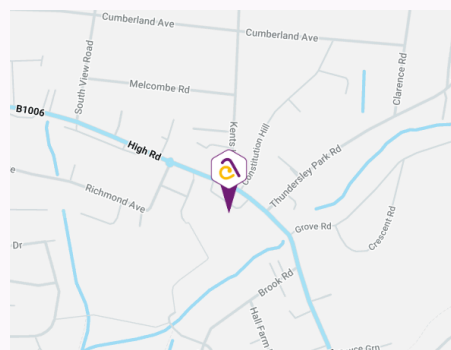
10,796 sq.ft (1,003 sq.m)

EPC

Available On Request

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.



BUSINESS RATES

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

TENURE

Freehold

PRICE

£1,200,000 Plus VAT if Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents
Ayers&Cruikis

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. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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