

ROCHFORD



TO LET

49

West Street
Rochford
SS4 1BE

RETAIL
548 SQ. FT. (51 SQ. M.)



Retail/Office



Close To Amenities



New Lease Available



Kitchenette & WC



Rent Only £10,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is located in the town of Rochford, Essex, on a local street within a residential area. Rochford rail station is approximately a 4-minute walk away, providing direct services to London Liverpool Street.

This unit is available on a new long lease, with terms to be agreed. It has been decorated to a good standard and benefits from Class E use, making it suitable for a variety of retail or office uses.



ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	548	51
TOTAL	548	51

TERMS

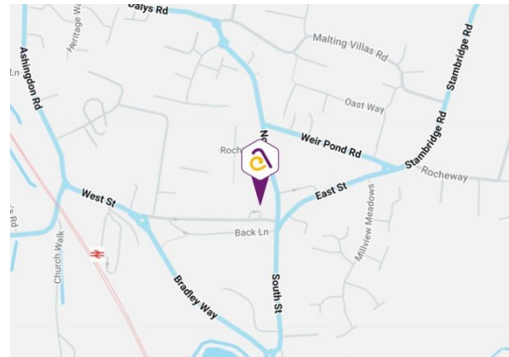
The premises are available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

Not Applicable

EPC

Awaiting EPC



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.

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Rochford Council on 01702 318017

LEGAL COSTS

The ingoing tenant will not contribute an upfront, non-refundable admin fee of £350 + VAT towards the landlord's costs

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

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