



Ayers & Cruiks
COMMERCIAL

347 Eastwood Road, Rayleigh, SS6 7LH

For Sale | 3,312 sq ft

Freehold Investment For Sale in Eastwood



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Summary

- Price: Offers in the region of £1,500,000
- Business rates: Interested parties are advised to confirm the rating liability with the local authority
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: B (48)

Contact & Viewings

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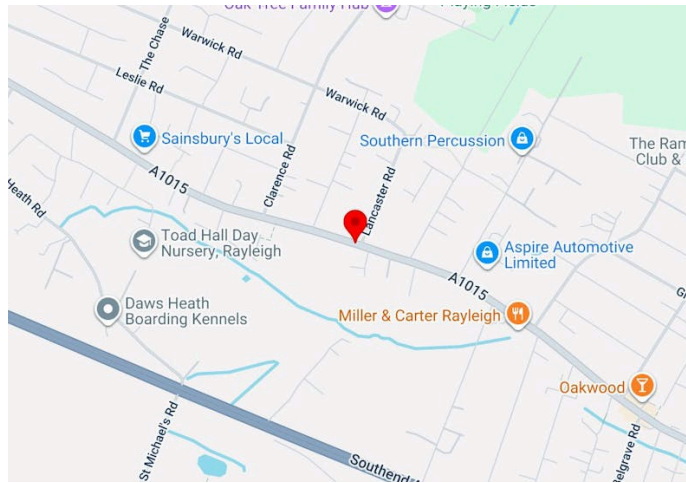
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Key Points

- 15 Individual Units Let On FRI Lease's
- Currently Generating £116,480.40 Per Annum
- Recently Refurbished
- Freehold Available
- Viewing by Appointment Only

Description

A recently refurbished freehold property comprising 15 self-contained units, all fully let and generating £116,490.40 per annum. The mix of tenants provides a stable and diversified income stream, making this a strong investment opportunity.

Location

347 Eastwood House, SS6 7LH is a centrally located commercial property in Rayleigh, within walking distance of the High Street and local amenities. The property benefits from strong road connections via the A127 and A130, and Rayleigh railway station is less than a mile away, providing direct links to London Liverpool Street. Its prominent position makes it suitable for a variety of commercial uses.



Viewings

Strictly by prior appointment via landlords' appointed agents Ayers & Cruiks

Tenancy Schedule

343/345 – £1,165 pcm – 01/04/2024 to 01/04/2027
347 (Shop) – £1,041.70 pcm – 15/05/2025 to 15/05/2030
347a – £800 pcm – 01/01/2024 to 01/01/2027
Unit B – £875 pcm – 01/04/2025 to 01/04/2026
Unit C – £700 pcm – 15/03/2025 to 15/03/2030
Unit D – £600 pcm – 01/12/2024 to 01/12/2026
Unit E – £600 pcm – 15/06/2024 to 15/06/2026
Office 1 – £500 pcm – 30/05/2024 to 30/05/2026
Office 2 – £425 pcm – 02/01/2024 to 02/01/2026
Office 3 – £425 pcm – 31/01/2024 to 31/01/2026
Office 4 & 5 – £950 pcm – 30/05/2024 to 30/05/2026
Office 6 & 7 – £1,050 pcm – 15/10/2024 to 15/10/2027
Office 8 – £575 pcm – 01/10/2025 to 30/09/2027

Price

Offers In The Region Of £1.5 Million

