



665-665A High Road, Benfleet, SS7 5SF To Let | 629 sq ft



# 665-665A High Road, Benfleet, SS7

## Summary

- Rent: £15,000 per annum
- Business rates: £5,613.75 per annum Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (94)
- Lease: New Lease

#### Further information

· View details on our website

### **Contact & Viewings**

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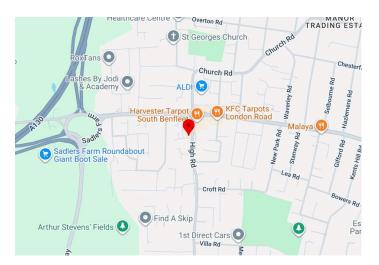
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#### Offices

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**

- · Gas central heating (not tested)
- Nearby public car park
- WC and kitchen
- New lease available
- Rent £15,000 per annum

# Description

Ground floor retail premises situated on High Road in Benfleet. The property benefits from gas central heating (not tested), a rear yard with external access, and W/C and kitchen facilities at the back. A public car park is located directly opposite, providing easy parking, making it Ideal for a range of retail or service-based uses.

Our client may consider letting the whole building, please enquire for further information.

### 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	Building Type	sq ft sq m Rent
Ground Floor Shop	Retail	£15,000 629 58.44/annum

### Rent

Rent £15,000 per annum exclusive.

# Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

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