



Ayers & Cruiks
COMMERCIAL

To Let

1,304 sq ft

**259 London Road,
Hadleigh, Benfleet, SS7
2BN**

Ground floor commercial unit
with basement and mezzanine
benefitting from a kitchen and
WC facilities.

- Basement suitable for office space or storage
- Mezzanine
- Kitchen and WC facilities
- New lease available
- £33,000 per annum exclusive

www.ayerscruiks.co.uk



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Benfleet, SS7 2BN

Summary

- Rent: £33,000 per annum
- Business rates: 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 (96)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Description

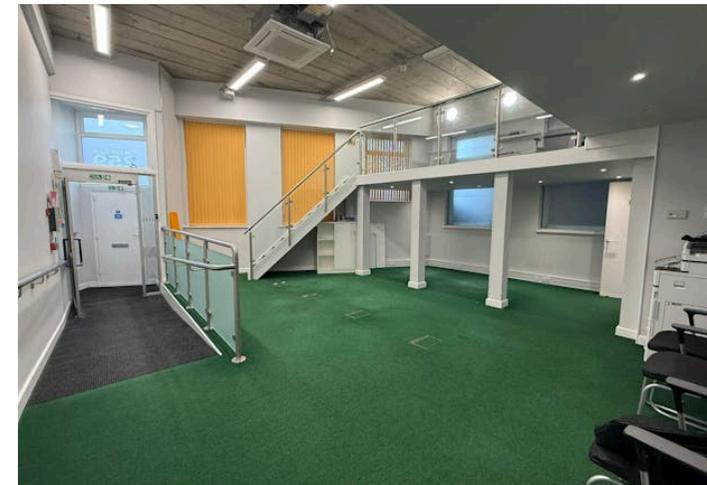
This ground floor commercial unit is arranged over three levels with a main retail area on the ground floor (879 sq ft), mezzanine level (1222 sq ft) and a basement (303 sq ft) which would be ideal for office space or storage. The ground floor has a break out room which is fitted with a kitchen and also benefits from WC facilities.

Location

This property is situated on a busy high street in Hadleigh meaning that it experiences high levels of visibility and footfall. The area is close to the town centre, well served by bus routes and within easy reach of Benfleet train station, offering good connections to London and Southend.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	1,001	93
Basement	Retail	303	28.15
Total		1,304	121.15



Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£33,000 per annum exclusive

Viewings

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

