



Ayers & Cruiks
COMMERCIAL

To Let
501 sq ft

**49 High Street, Canvey
Island, SS8 7RD**

Ground floor retail unit with a glazed shop frontage, parking to the rear and experiences heavy pedestrian footfall.

- Parking to the rear
- Electric roller shutter
- WC facilities
- New lease available
- £10,000 per annum exclusive

www.ayerscruiks.co.uk





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7RD

Summary

- Rent: £10,000 per annum
- Business rates: £4,391.20 per annum Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (76)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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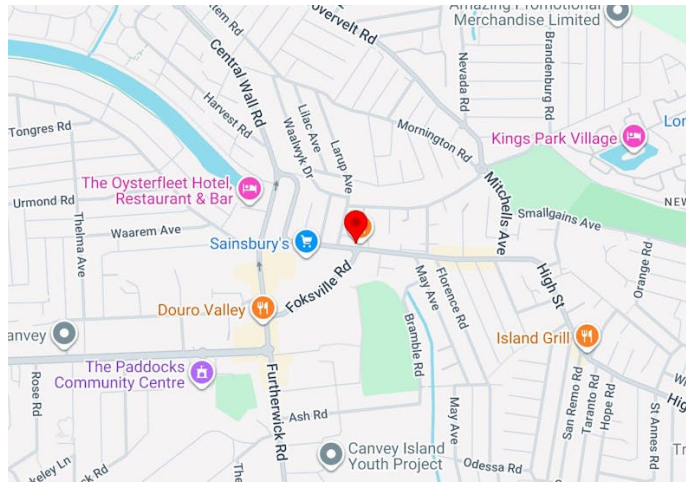
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Description

This ground floor retail unit benefits from laminate flooring throughout, air conditioning, WC facilities, and an electric roller shutter at the front. It features a glazed shop frontage of approximately 19ft and there is parking at the rear.

Location

This shop is well located on Canvey High Street, a busy retail parade with good footfall all year round. It is surrounded by a mix of local shops and cafes, providing high visibility and the area is easy to reach by public transport making it ideal property for many retailers.

Accommodation

Building Type	sq ft	sq m	Rent	Availability
Retail	501	46.54	£10,000 /annum	Available



Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£10,000 per annum exclusive

Viewings

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

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