



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**2,162 sq ft**

**The Haystack, Furtherwick  
Road, Canvey Island, SS8  
7AJ**

Ground-floor commercial space on Furtherwick Road, Canvey Island. Flexible open layout, natural light and bar area. Further space negotiable

- Ground-floor commercial space
- Flexible open-plan layout
- Excellent natural light
- Further space negotiable
- Rent Only £25,000 Per Annum Exclusive

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



## The Haystack, Furtherwick Road, Canvey Island, SS8 7AJ

### Summary

- Rent: £25,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (65)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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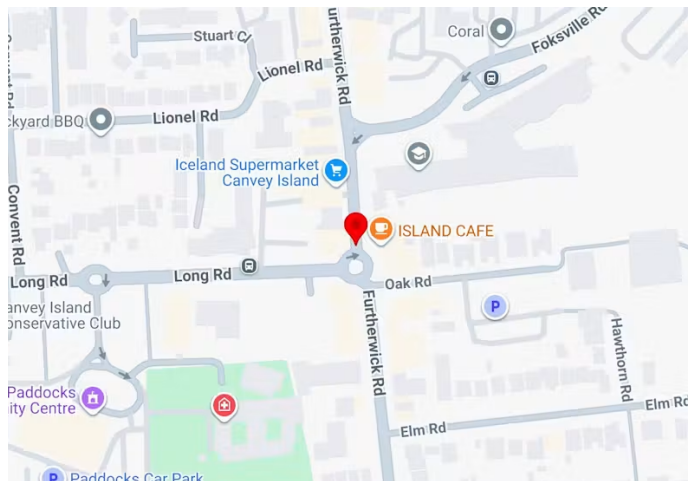
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### Description

Ground-floor commercial space, formerly a public house, suitable for a variety of uses subject to planning. The space benefits from wood flooring, part floor-to-ceiling windows providing good natural light, and a small bar area with outside seating. The accommodation offers a flexible, open layout suitable for a range of occupiers.

Further space could be available subject to negotiation. The premises benefits from an alcohol licence

### Location

The property is located on Furtherwick Road in Canvey Island, close to the town centre and its main retail and commercial amenities. The surrounding area includes a mix of shops, restaurants, cafés and other local businesses. Furtherwick Road provides access to the wider Canvey Island area and links to the A130, which connects with the A13 and surrounding towns.

### Accommodation

| Floor/Unit | sq ft | sq m   |
|------------|-------|--------|
| Ground     | 2,162 | 200.86 |



### Viewings

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

### Terms

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

### Rent

£25,000 Per Annum Exclusive

