



Ayers & Cruiks
COMMERCIAL

To Let

1,114 sq ft

**51-53 High Street, Canvey
Island, SS8 7RD**

Ground floor retail unit with a large double shop front, suspended ceilings and located on a busy retail parade.

- Large double shop front
- Rear yard
- New lease available
- £20,000 per annum exclusive

www.ayerscruiks.co.uk



51-53 High Street, Canvey Island,
SS8 7RD

Summary

- Rent: £20,000 per annum
- Business rates: £9,980 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 (99)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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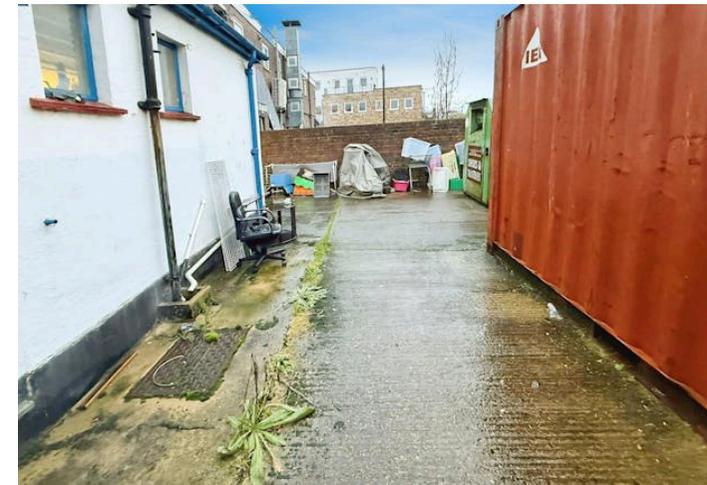
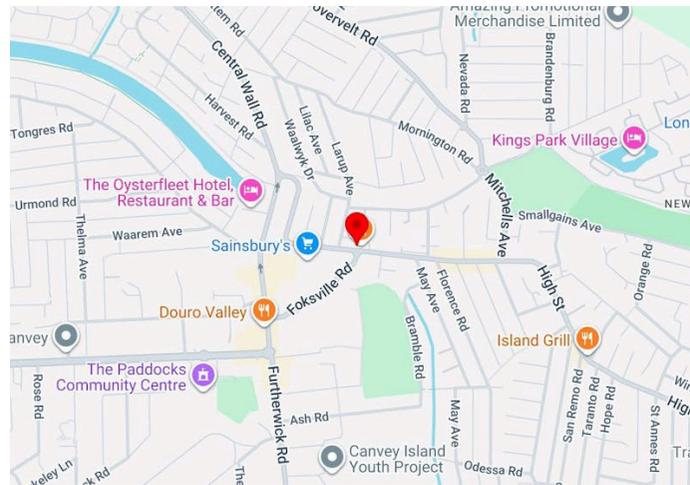
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Description

This ground floor retail unit has a large double shop front with a frontage in excess of 40ft. It is made up of an open plan sales area with rear storage, staff rooms, WC facilities and a rear yard and also features suspended ceilings.

Location

This retail unit 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 an ideal retailer for many retailers.

Accommodation

Building Type	sq ft	sq m	Rent	Availability
Retail	1,114	103.49	£20,000 /annum	Available

Terms

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

Rent

£20,000 per annum exclusive

Viewings

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