



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**4,000 sq ft**

**663 High Road, Benfleet,  
SS7 5SF**

Large retail unit with shop front, suitable for a range of uses.

- Vacant retail unit
- Prominent location with high levels of footfall
- New lease available
- £60,000 per annum exclusive

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



663 High Road, Benfleet, SS7 5SF

## Summary

- Rent: £60,000 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 (94)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

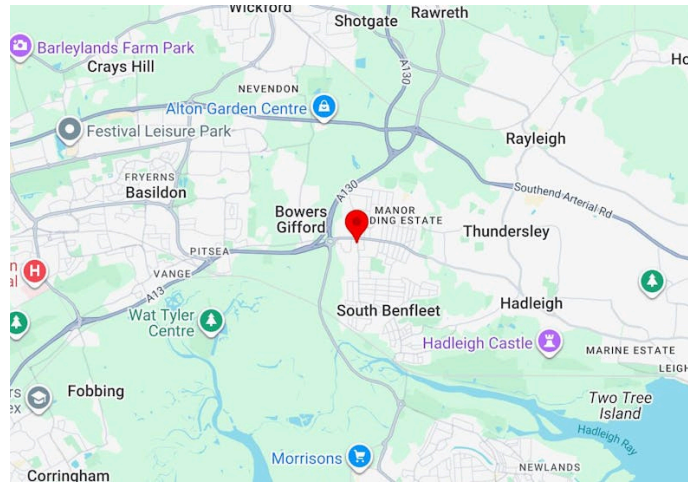
Cameron Cruiks  
01702 608045  
cameron@ayerscruiks.co.uk

Bradley Hair  
01702 608057  
bradley@ayerscruiks.co.uk

## 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



## Description

Ground floor retail unit with large shop front and open plan layout suitable for a variety of uses.

## Location

This unit is prominently positioned along the main commercial thoroughfare in South Benfleet. The location benefits from strong passing traffic and footfall, surrounded by a variety of independent retailers, cafés and restaurants etc. Benfleet train station is within easy reach, providing direct services to London Fenchurch Street and Southend, while the A13 and A127 offer convenient road connections across South Essex and London.

## Accommodation

Building Type	sq ft	sq m	Availability
Retail	4,000	371.61	Available

## Terms

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

## Rent

£60,000 per annum exclusive

## Viewings

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