



Ayers & Cruiks
COMMERCIAL

To Let
850 sq ft

**124 London Road,
Benfleet, SS7 5SQ**

A ground floor retail/ office unit
with additional office and
storage space

- One allocated parking space
- Kitchen and WC facilities
- Available on a sub lease or new lease
- £14,000 per annum exclusive

www.ayerscruiks.co.uk



124 London Road, Benfleet, SS7
5SQ

Summary

- Rent: £14,000 per annum
- Business rates: £10,728.50 per annum - Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (63)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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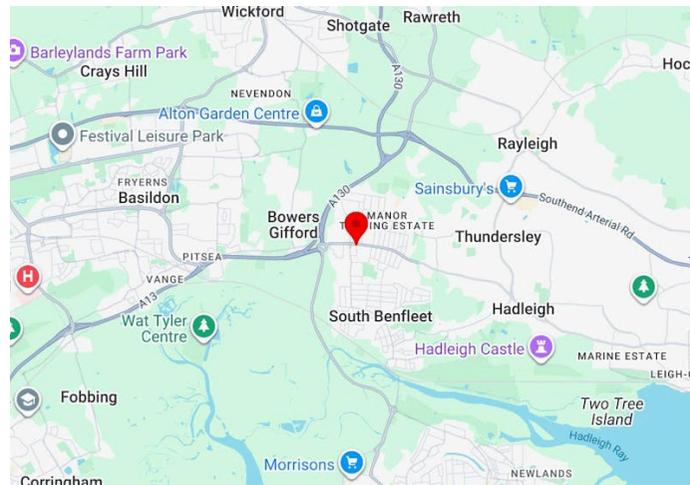
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Description

A well presented ground floor unit suitable for retail or office use, featuring separate office areas and dedicated storage space. The property also benefits from a fitted kitchen, WC facilities and one allocated parking space, along with additional lay-by parking to the front.

Location

This property is prominently positioned on the main London Road in the heart of Benfleet with nearby amenities including a KFC, Premier, Domino's and Grouts Bakers. It benefits from strong passing traffic and good visibility, with convenient access to nearby towns including Hadleigh and Southend-On-Sea. Benfleet train station is located a short distance away, providing regular direct access to London Fenchurch Street.

Accommodation

Floor/Unit	sq ft	sq m	Availability
Ground	850	78.97	Available



Terms

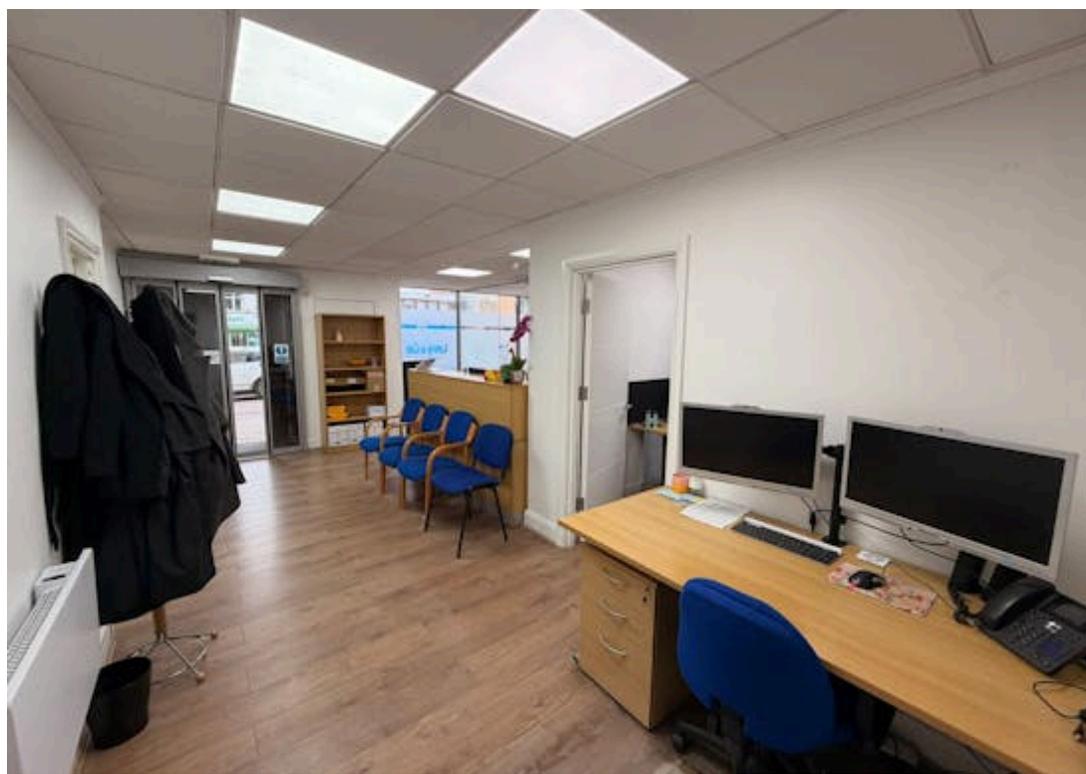
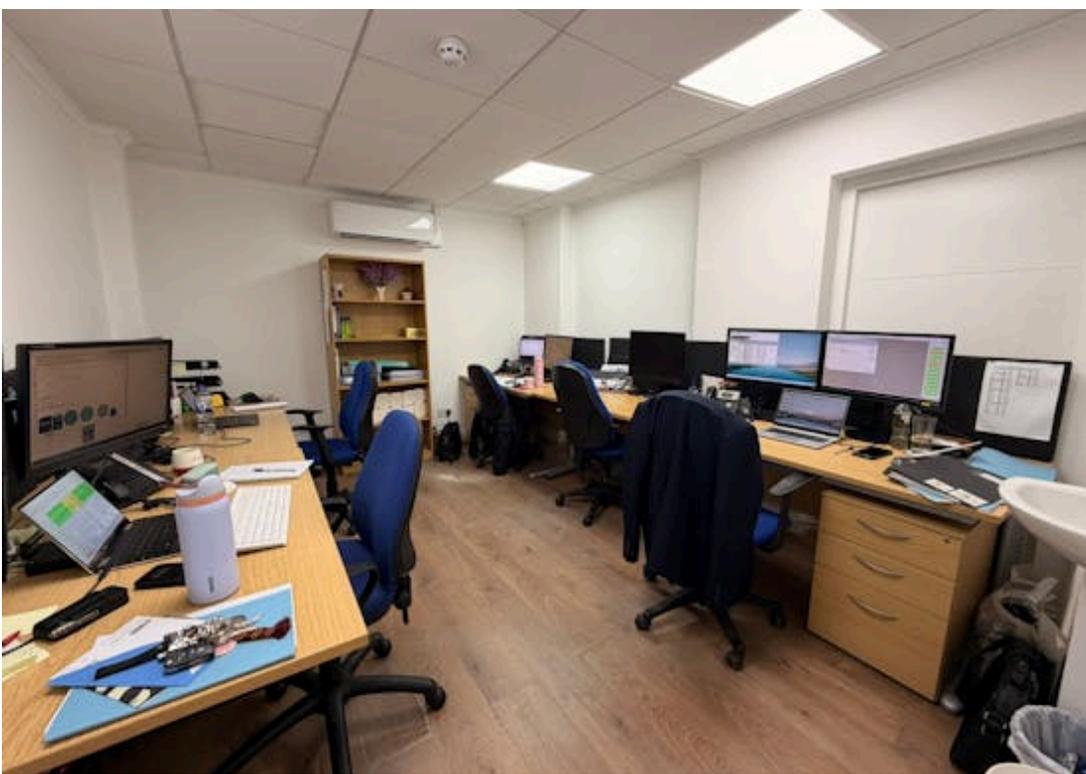
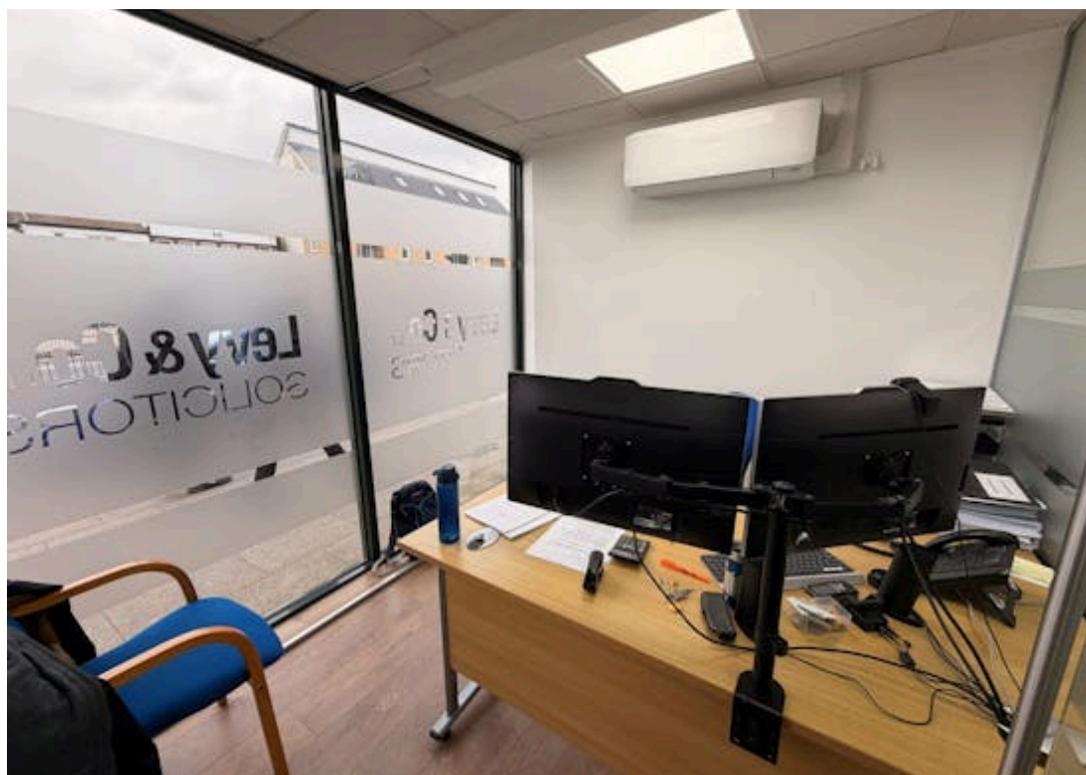
The premises is available on a sublease expiring in 2028 or can be available on a new lease.

Rent

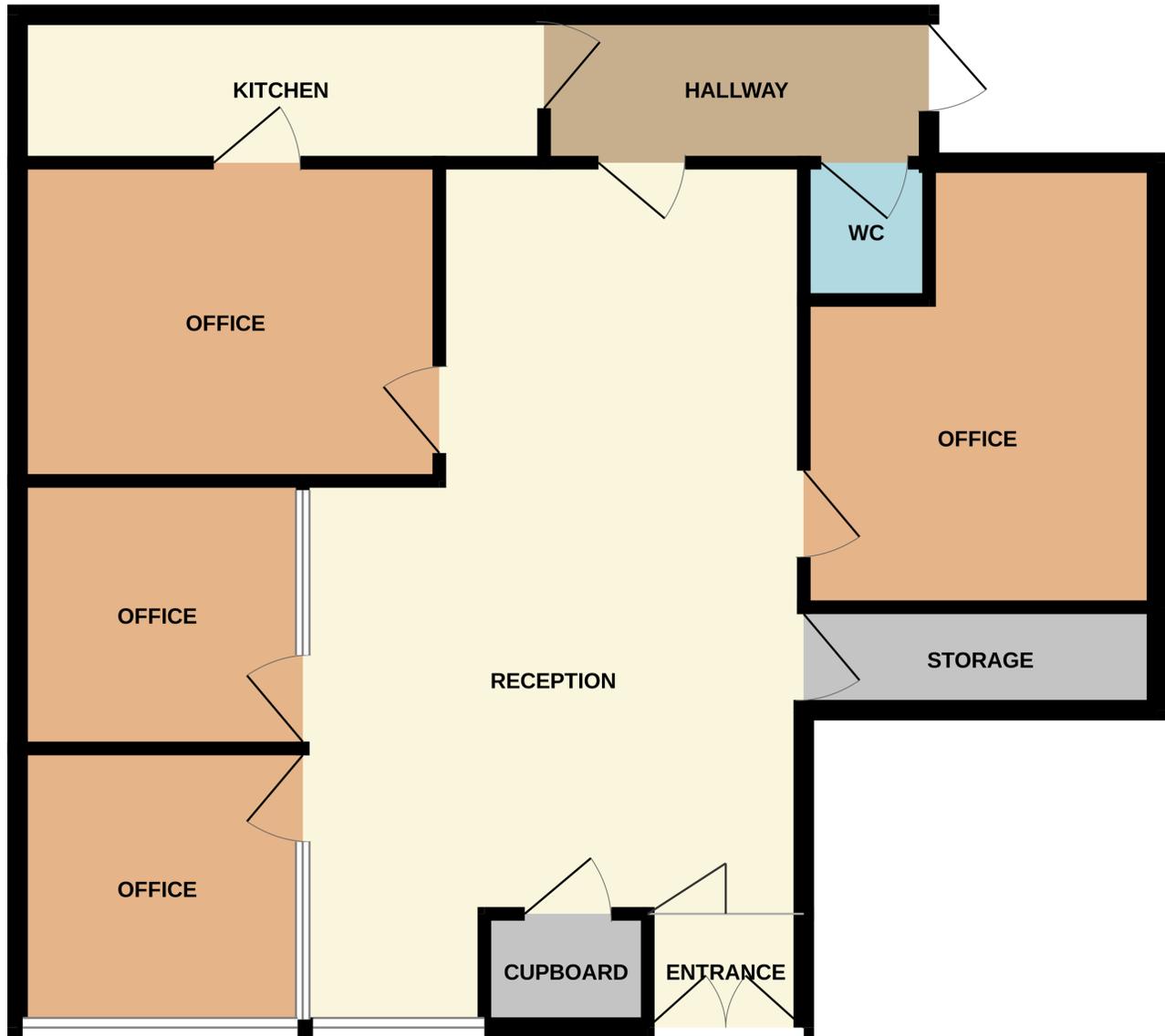
£14,000 per annum exclusive

Viewings

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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