



**Ayers & Cruiks**  
COMMERCIAL

## To Let

458.50 sq ft

**277-279 Ashingdon Road,  
Rochford, SS4 1UA**

Modern retail/ office unit  
situated in a prominent  
location suitable for a variety of  
uses.

- Double fronted shop
- Parking to the front
- New lease available
- £12,000 per annum

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



277-279 Ashingdon Road, Rochford,  
SS4 1UA

## Summary

- Rent: £12,000 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
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Cameron Cruiks  
01702 608045  
cameron@ayerscruiks.co.uk

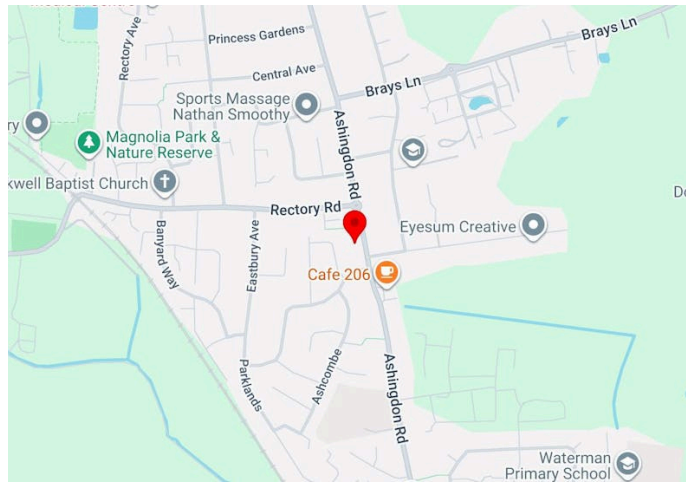
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

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

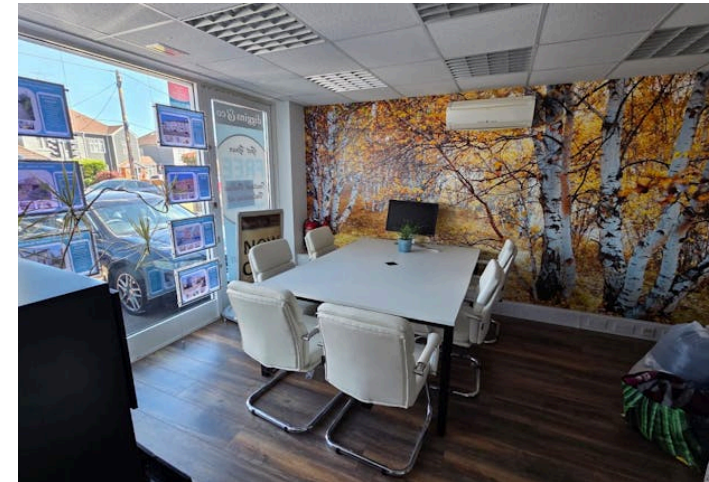
This property is a double fronted shop that would be suitable for use as an office or a retail unit. It consists of an open plan space at the front along with WC facilities and parking to the front of the property. It benefits from a suspended ceiling, laminate flooring and air conditioning.

## Location

This property is situated on the busy Ashingdon Road in Rochford, occupying a prominent roadside position. It is approximately 0.7 miles from Rochford town centre and train station, providing convenient access to Southend-On-Sea, the A127 and wider Essex network.

## Accommodation

Building Type	sq ft	sq m	Availability
Retail	458.50	42.60	Available



## Terms

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

## Rent

£12,000 per annum exclusive

## Viewings

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