



Ayers & Cruiks
COMMERCIAL

For Sale

1,893 sq ft

**74 High Street, Hadleigh,
Benfleet, SS7 2PB**

Mixed use investment opportunity consisting of a retail unit, three flats and a vacant rear workshop, generating strong rental income.

- Mixed-use investment
- Generating an income of £36,140
- Three self contained residential flats
- Vacant rear workshop
- Offers in excess of £320,000

www.ayerscruiks.co.uk



74 High Street, Hadleigh, Benfleet,
SS7 2PB

Summary

- Price: Offers in excess of £320,000
- 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

Further information

- [View details on our website](#)

Contact & Viewings

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Description

A mixed use investment made up of a ground floor retail unit with three self contained residential flats, all let on assured short hold tenancies, and a vacant rear workshop that requires refurbishment.

Location

This investment property occupies a prominent position on Hadleigh High Street benefitting from good pedestrian footfall and visibility. It is well placed for access to local amenities and transport links.

Accommodation

Name	Building Type	sq ft	sq m
Ground - Retail	Retail	489	45.43
1st - Flat 1	Residential Flat	441.32	41
1st - Flat 2	Residential Flat	322.92	30
Ground - Flat 3	Residential Flat	279.86	26
Unit - Workshop	Workshops	361.67	33.60

Tenancy Schedule

Shop - let at £8,000 per annum on a 3 year lease from 19/11/2025
 Flat 1 - let at £9,540 per annum expiring on 08/07/2026
 Flat 2 - ongoing lease let at £8,700 per annum
 Flat 3 - ongoing lease let at £9,900 per annum
 Workshop - vacant
 Total income of £36,140

Price

Offers in excess of £320,000

Viewings

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

