



Ayers & Cruiks
COMMERCIAL

To Let

220 sq ft

Shop 4 Berry's Arcade, 8-14 High Street, Rayleigh, SS6 7EQ

Retail unit located on Rayleigh High Street with large glazed frontage and public car parking nearby

- High street location
- Public car parking to the rear
- Heavy vehicular and pedestrian traffic
- New lease available
- £7,000 per annum exclusive



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Summary

- Rent: £7,000 per annum
- Business rates: £2,844.30 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
- Lease: New Lease

Contact & Viewings

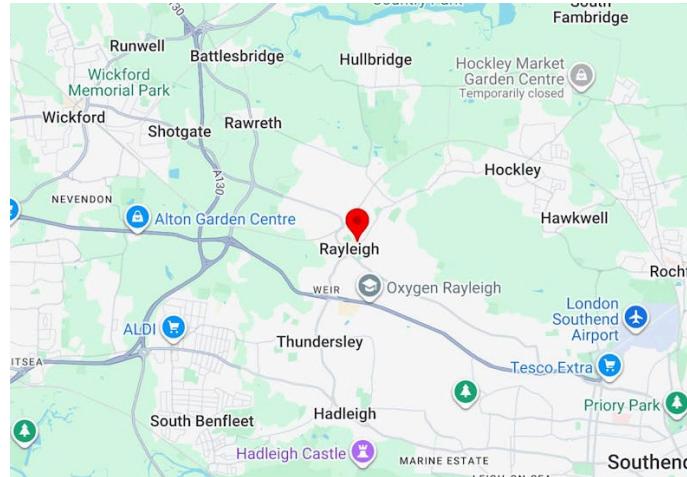
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Description

The premises comprise open plan sales area with majority glazed frontage, benefitting from a heavy degree of foot traffic.

Location

Retail premises situated within a popular shopping arcade, located on the much sought after Rayleigh High Street. Rayleigh Railway Station is within walking distance, providing direct services to London Liverpool Street and it is within close proximity to a wide range of national and independent retailers, cafes and local amenities.

Accommodation

Building Type	sq ft	sq m	Availability
Retail	220	20.44	Available



Terms

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

Rent

£7,000 per annum exclusive

Viewings

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