



**Ayers & Cruiks**  
COMMERCIAL

**140 High Street, Rayleigh, SS6 7BU**  
**For Sale | 1,070 sq ft**

Retail unit with office, courtyard & garage. Parking included + scope for resi conversion STP



140 High Street, Rayleigh, SS6 7BU

## Summary

- Price: Offers in the region of £395,000
- Business rates: Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (60)

## Further information

- [View details on our website](#)

## Contact & Viewings

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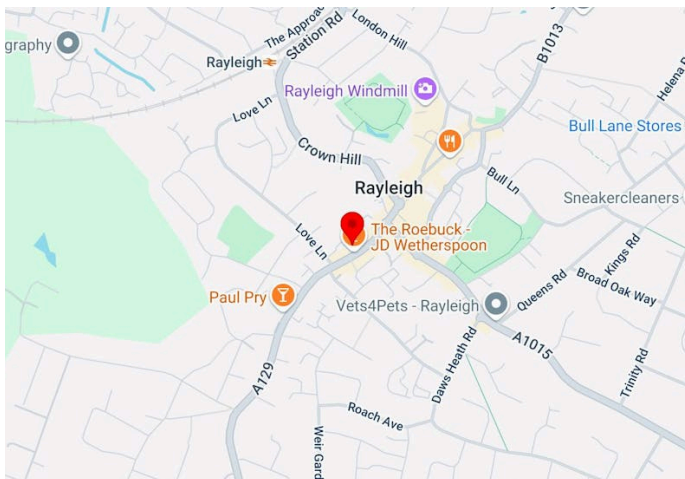
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## Offices

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Tel: 01702 343060

Burgundy Court  
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CM2 6JY  
Tel: 01245 202555



## Key Points

- Freehold Retail Unit with First Floor & Garage
- High Street Location
- High Footfall & Vehicular Traffic
- Off-Street Parking to the Rear
- Offers in the Region of £395,000

## Description

The ground floor retail unit extends to approximately 489 SQ.FT, making it suitable for a range of retail uses. The first floor which is currently set out as an office provides around 463 SQ.FT, of space, ideal for office or ancillary use.

To the side of the property, there is a useful courtyard area, providing additional flexibility for storage or outdoor use.

To the rear, the property includes a car park which is partially shared with the adjacent premises and a garage, with the garage itself offering approximately 118 SQ.FT of enclosed space.

There is also potential to convert part of this property to residential subject to planning.



## Location

An excellent opportunity to acquire a well-located freehold property comprising a ground floor retail unit and first floor uppers, prominently situated on Rayleigh High Street, immediately adjacent to the popular Roebuck Pub. The property benefits from high levels of pedestrian and vehicular traffic, offering strong visibility and footfall.

## Accommodation

Description	sq ft	sq m
Ground Floor	489	45.43
First Floor	463	43.01
Garage	118	10.96
<b>Total</b>	<b>1,070</b>	<b>99.40</b>

