



Ayers & Cruiks
COMMERCIAL

To Let
227 sq ft

**93 High Road, Benfleet,
SS7 5LN**

Ground floor office/ retail unit in
a prominent location.

- Suitable for office/ retail use
- High levels of pedestrian footfall
- WC facilities
- New lease available
- £7,500 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- 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
- EPC: D (77)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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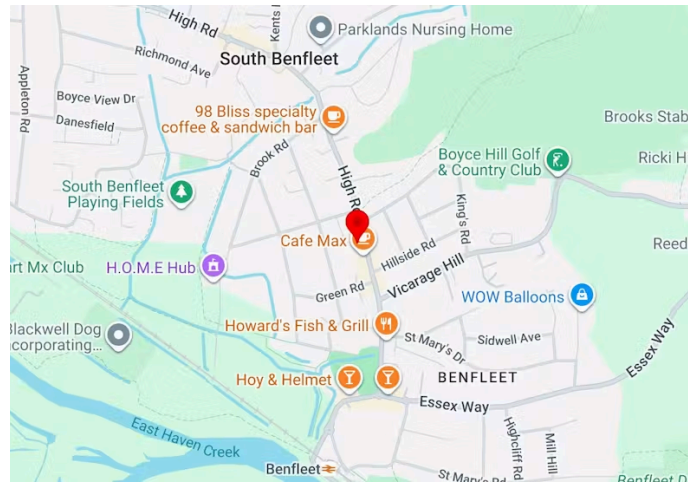
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Description

Ground floor unit suitable for office or retail use benefitting from open plan space, glass shop frontage and WC facilities.

Location

This property occupies a prominent position on Benfleet High Road, benefitting from good levels of passing traffic and footfall. Benfleet train station is within easy walking distance, providing regular services to London Fenchurch Street, while the A13 and A127 offer convenient connections across South Essex and into London.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Unit	Retail	227	21.09



Terms

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

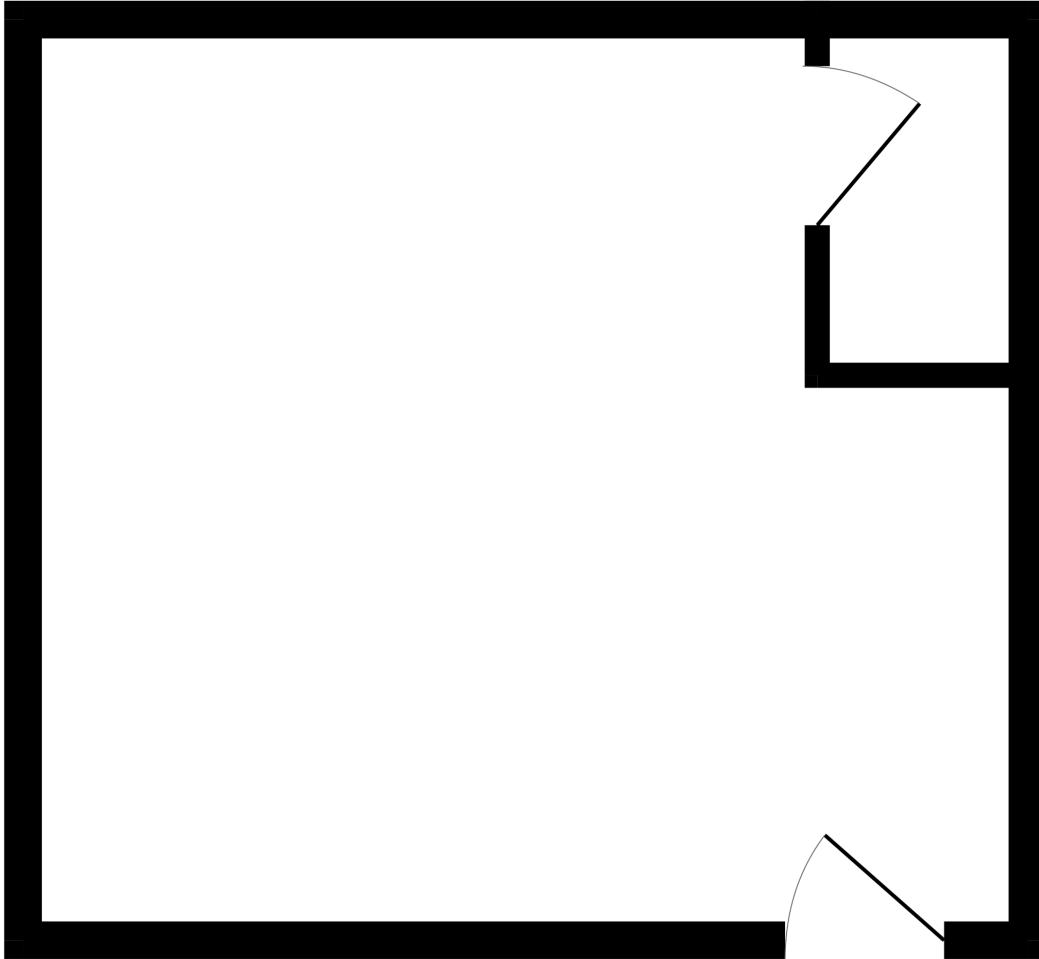
Rent

£7,500 per annum exclusive

Viewings

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

GROUND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 227 sq.ft. (21.1 sq.m.) approx.

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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