



Ayers & Cruiks
COMMERCIAL

To Let
1,453 sq ft

**45 High Street, Rayleigh,
SS6 7EW**

Ground floor retail unit with a glass shop frontage prominently positioned on Rayleigh High Street.

- Currently trading as Clarks
- Located on a popular high street
- New lease available
- £40,000 per annum exclusive



45 High Street, Rayleigh, SS6 7EW

Summary

- Rent: £40,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: B (50)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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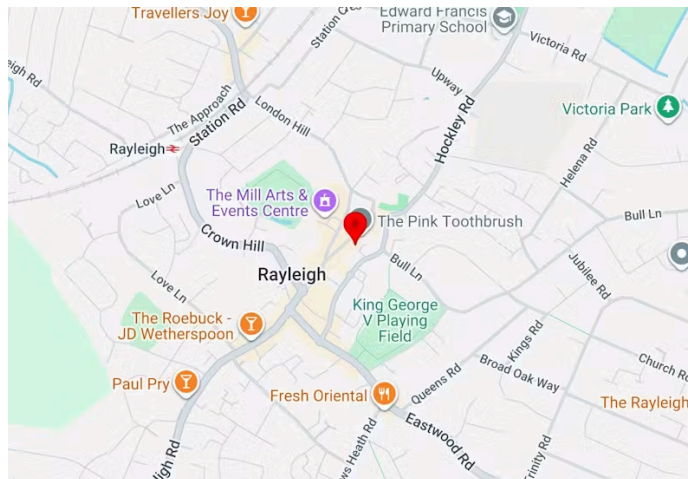
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Description

Spacious ground floor retail unit with a glass shop frontage that is currently occupied by Clarks. It benefits from an open plan retail space at the front of the unit along with a storage room, kitchenette and WC facilities to the rear of the property.

Location

This property is prominently located within Rayleigh town centre, benefitting from strong footfall and visibility along the town's main retail thoroughfare. Rayleigh train station is within easy reach providing direct services to London Liverpool Street.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	1,453	134.99

Terms

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

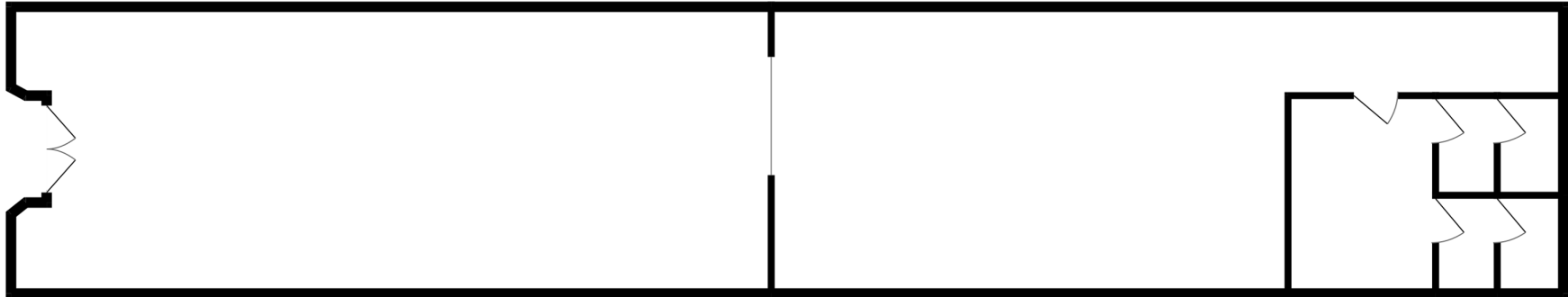
Rent

£40,000 per annum exclusive

Viewings

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

GROUND FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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