



Ayers & Cruiks
COMMERCIAL

To Let
3,752 sq ft

**43 High Street, Rayleigh,
SS6 7EH**

Ground floor retail unit with first floor office space to the rear prominently located on Rayleigh High Street.

- Suitable for retail or office space
- Car parking to the rear
- Located on a popular high street
- New lease available
- Only £70,000 per annum

www.ayerscruiks.co.uk



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Summary

- Rent: £70,000 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: E (101)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

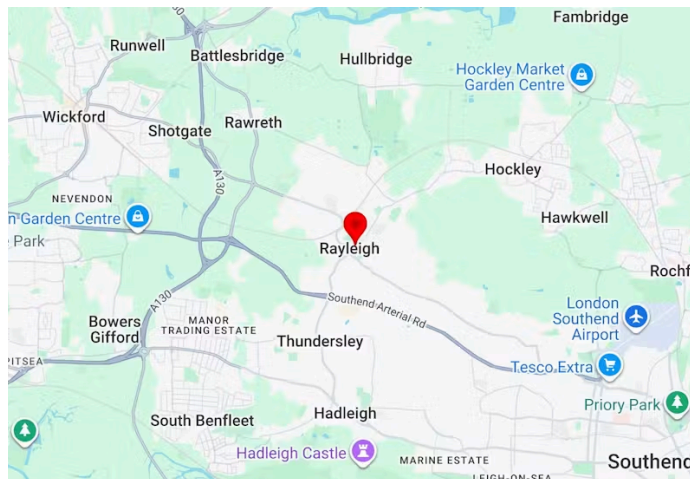
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Description

A well presented property formerly occupied by Natwest, arranged over ground and first floors. The ground floor provides a spacious retail/ sales area together with further offices/ storage rooms, WC facilities and a secure former vault area. Additional office accommodation is situated to the rear of the first floor. Car parking is available to the rear of the property offering convenient access.

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	2,493	231.61
1st	Office	1,259	116.96
Total		3,752	348.57



Terms

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

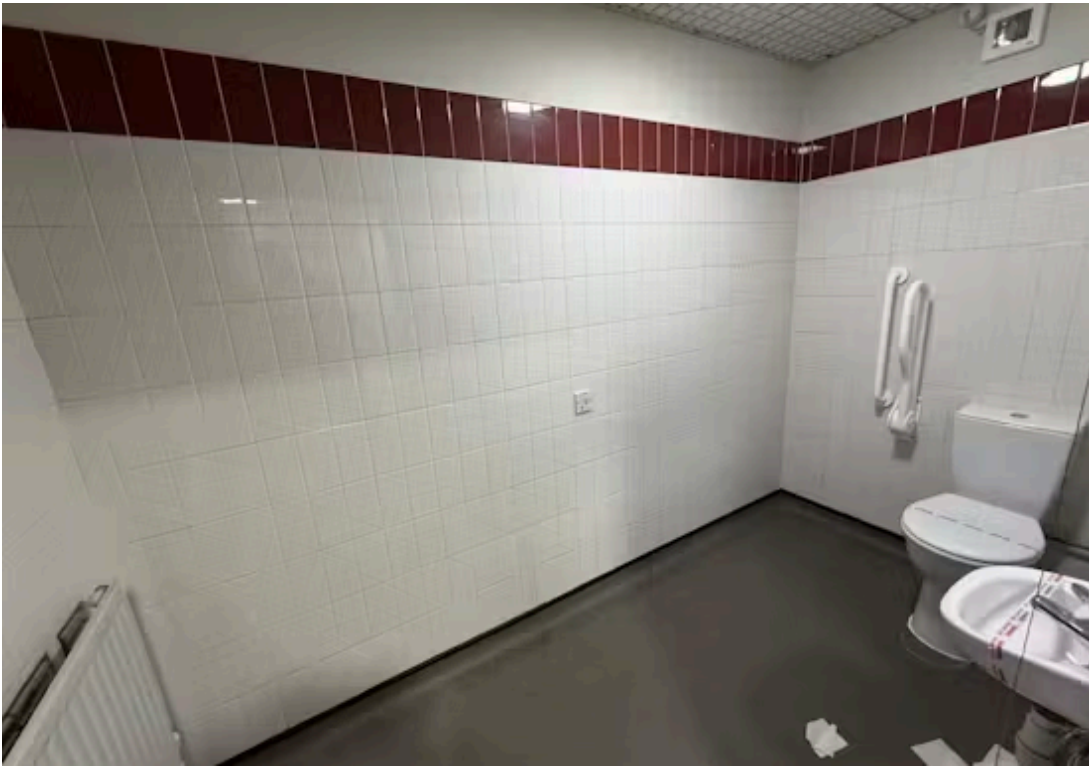
Rent

£70,000 per annum exclusive

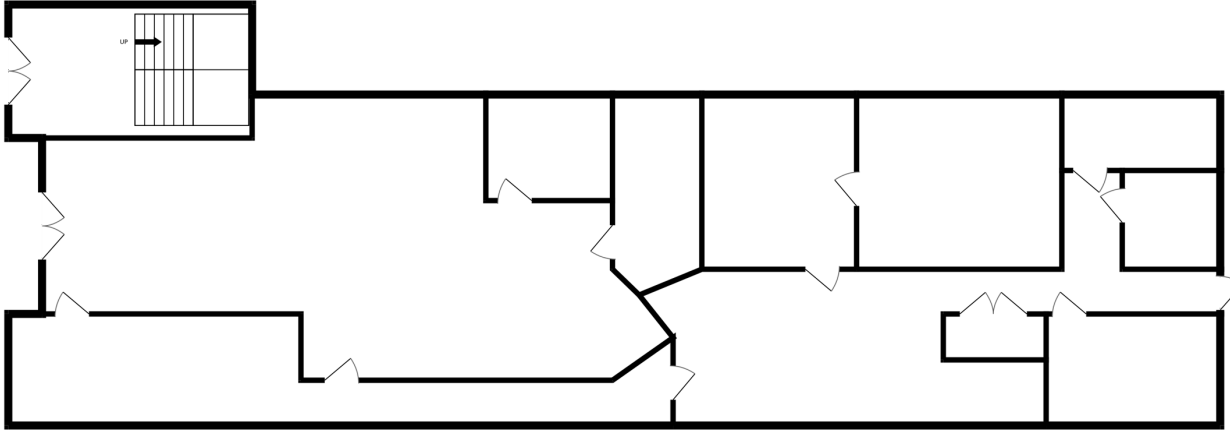
Viewings

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

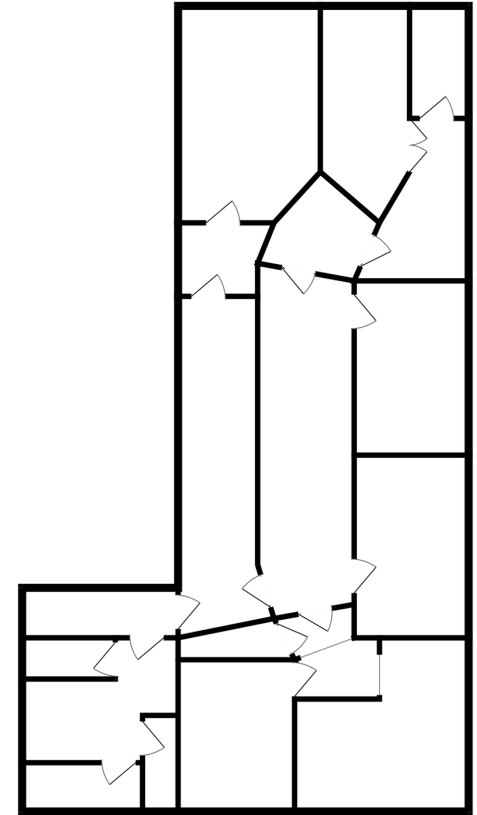




GROUND FLOOR
2493 sq.ft. (231.6 sq.m.) approx.



1ST FLOOR
1259 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA : 3752 sq.ft. (348.6 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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