



Ayers & Cruiks
COMMERCIAL

97 High Road, Benfleet, SS7 5LN
To Let | 662 sq ft

Retail/office space with laminated wood flooring, suspended ceiling, integrated lighting, WC and kitchenette.

97 High Road, Benfleet, SS7 5LN

Summary

- Rent: £9,000 per annum
- Business rates: £3,193.60 per annum Interested parties are advised to confirm the rating liability with the local authority
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (91)
- 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

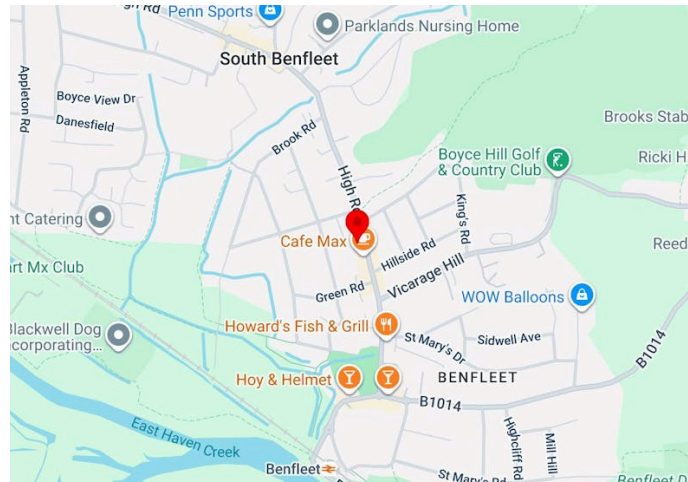
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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



Key Points

- Lay by parking to front
- Kitchenette
- W.C.
- Available now
- New lease available

Description

This property features a laminated wood floor and suspended ceiling with integrated lighting. The layout includes a private W.C. and a kitchenette making it suitable for a variety of uses. There is layby parking directly to the front of the property, providing ease of access for customers and staff.

Location

This property is located on the main thoroughfare through Benfleet and is within close proximity to local amenities, national retailers and transport links. It benefits from strong passing trade and easy access to the A13 and Benfleet Railway Station, offering direct links to London. The surrounding area comprises a mix of retail, residential, and service-based occupiers, making it an ideal location for a wide range of commercial uses.



Accommodation

Building Type	sq ft	sq m	Availability
Retail	662	61.50	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

Fully repairing and fully insuring by virtue of service charge

Rent

£9,000 per annum for the first year, increasing to £12,000 per annum thereafter.