



Ayers & Cruiks
COMMERCIAL

To Let

316 sq ft

**Right Side 97 High Road,
Benfleet, SS7 5LN**

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

- Lay by parking to front
- Shared W.C.
- New lease available
- £10,000 per annum exclusive

www.ayerscruiks.co.uk



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SS7 5LN

Summary

- Rent: £10,000 per annum
- Business rates: 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

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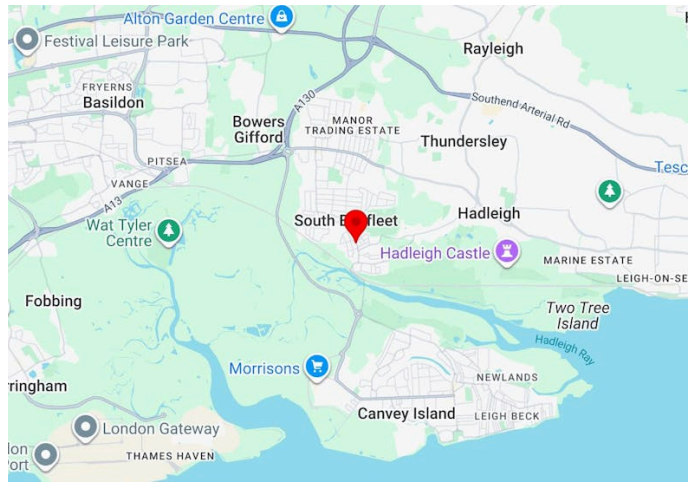
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Description

This property features a laminated wood floor and suspended ceiling with integrated lighting. The layout includes a shared W.C. and 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	316	29.36	Available



Terms

Fully repairing and fully insuring by virtue of service charge

Rent

£10,000 per annum exclusive

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks