



Ayers & Cruiks
COMMERCIAL

To Let

1,372 sq ft

**250 London Road,
Hadleigh, Benfleet, SS7
2DE**

Shell unit on London Road,
Hadleigh with 5.2m glass
frontage, offices, kitchenette &
WC. Electric heating and
allocated + customer parking.

- Shop Front Spanning 5.2m
- Kitchenette & W.C Facilities
- Allocated & Customer parking to rear
- Electric Roller Shutter
- E Class Use

www.ayerscruiks.co.uk



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Summary

- Rent: £21,750 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: E (104)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Description

The property features a full glass shopfront spanning 5.2 metres and is currently in shell condition. Internally, it offers white-painted walls, a suspended ceiling, and electric wall heaters. The layout includes multiple small office rooms, along with a kitchenette and WC facilities. The property also benefits from allocated parking, as well as customer parking for 90 minutes.

Location

The property is located on London Road in Hadleigh with surrounding businesses Domino's, McDonald's, Savers, Lidl and Costa Coffee. It benefits from good road connections, with the nearby A13 road providing access to Southend-on-Sea and London. Bus services run along London Road, and Benfleet railway station is nearby, offering rail links to central London.

Accommodation

Description	sq ft	sq m	Availability
Ground Floor Shop	1,372	127.46	Available



Terms

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

Rent

£21,750 per annum

Viewings

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

