



74 High Street, Hadleigh, Benfleet, SS7 2PB To Let | 489 sq ft



# 74 High Street, Hadleigh, Benfleet, SS7 2PB

## Summary

- Rent: Rent on application
- Business rates: £2,170.65 per annum
- 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**

- Ground Floor Retail & Office Premises
- Close To Amenities
- Heavy Footfall & Vehicular Traffic
- New Lease Available
- Rent £9,600 per annum Exclusive

# Description

The space consists mainly of open-plan sales/office area, providing direct access to both male and female restroom facilities. Additionally, there is a staff/storage area located towards the rear.

### Location

Ground floor retail/office space located on the bustling main High Street in Hadleigh. Surrounding businesses include McDonald's, Ladbrokes, and Morrisons, with convenient proximity to bus stops.

## Accommodation

Name	sq ft	sq m	Availability
Suite	489	45.43	Available



#### **Terms**

The premises are available to let upon a new fullrepairing and insuring lease for a term to be agreed

#### Rent

£9,600 per annum exclusive

# Viewings

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

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Nov 2025.