Ayers & Cruiks
COMMERCIAL

For Sale
1,870 sq ft

101 High Road, Benfleet, SS7 5LN

The property comprises a mixed-use freehold investment arranged as a ground floor retail unit together with a self-contained 1st floor flat

- Freehold mixed-use investment.
- Ground floor commercial premises plus self-contained flat.
- Fully let producing immediate income.
- Diversified commercial and residential income stream.
- Passing rent of £24,372 per annum.
- Long commercial income with lease expiry in March 2033.
- Offers invited in excess of £350,000, subject to contract.

www.ayerscruiks.co.uk



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Summary

- Price: Offers in excess of £350,000
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Legal fees: Each party to bear their own costs
- EPC: C (61)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

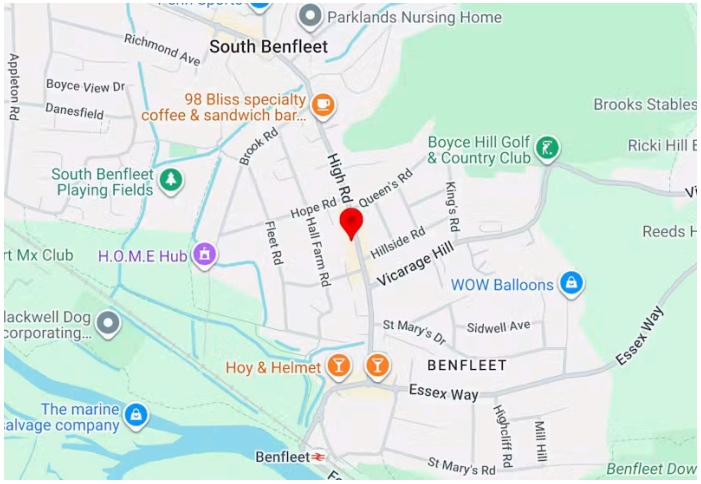
Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

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

The property comprises a mixed-use freehold investment arranged as a ground floor retail unit together with a self-contained first floor flat.

The commercial premises at ground floor level are occupied as a boutique retail business, whilst the upper floor provides a self-contained residential flat let on an Assured Shorthold Tenancy.

Accommodation

Floor/Unit	Description	Building Type	Size
Ground	Retail Shop	Retail	974 sq ft
1st	Flat	Residential	896 sq ft

Viewings

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

Terms

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

Price

Offers invited in excess of £350,000, subject to contract.

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