



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
**1,632 sq ft**

**45 Furtherwick Road,  
Canvey Island, SS8 7AG**

Ground floor open plan retail  
space with additional  
storage/office space on the first  
floor.

- Prominent High Street Location
- 1,193.60 sq ft over two floors
- Strong Footfall
- New Lease Available
- Rent Only £18,000 per annum

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



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### Summary

- Rent: £18,000 per annum
- Business rates: £6,487 per annum Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: B (47)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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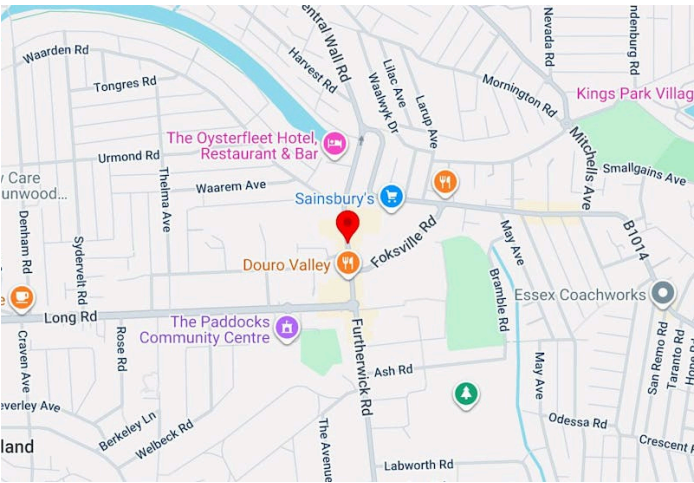
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### Offices

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### Description

The property offers a total area of 1,193.60 sq ft (111 sq m), comprising 796.50 sq ft (74 sq m) on the ground floor and 397.10 sq ft (37 sq m) on the first floor. The ground floor provides a generous open-plan retail space with a prominent shop front directly facing Furtherwick Road. The first floor offers additional space suitable for storage, office use, or staff facilities. The unit is suitable for a variety of uses, subject to the necessary planning consents. Located close to a mix of national and independent retailers, public transport links, and nearby parking, this is an excellent opportunity for a business looking to establish or expand in a thriving high street environment.

### Location

A well-presented two-storey retail premises located in a prominent position on Furtherwick Road, benefiting from strong footfall and excellent visibility within Canvey Island's busy town centre.

### Accommodation

Name	sq ft	sq m	Availability
Building	1,632	151.62	Available



### Viewings

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

### Terms

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

### Rent

£18,000 per annum exclusive



