Ayers & Cruiks
COMMERCIAL

To Let

432 sq ft

16 Benfleet Road, Benfleet, SS7 1QB

Modern ground floor retail unit in a prominent location with open plan retail area and small office/ room to the rear

- Recently decorated to a modern standard
- Layby parking at the front of the property
- Private parking to the rear
- New lease available
- £11,000 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £11,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (65)
- 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

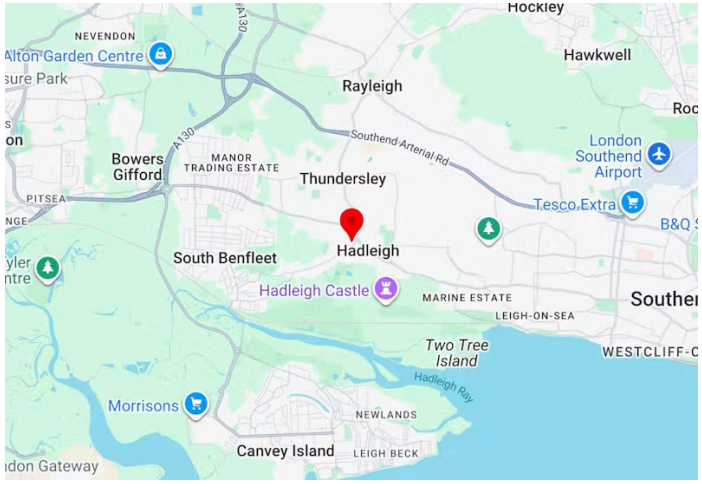
Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

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

Ground floor, open plan retail unit with a glazed frontage spanning 4m. The unit benefits from gas central heating, small office room to the rear, WC, layby parking at the front and parking to the rear. It has recently been refurbished to a modern standard and is suitable for a variety of uses.

Location

This property occupies a prominent position on Benfleet Road, a busy main thoroughfare in Benfleet, benefiting from strong roadside visibility and convenient access to the A13 and A127. Benfleet train station is close by offering direct services to London Fenchurch Street and it is surrounded by a wide range of local amenities and established businesses.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Retail	432	40.13	Available

Terms

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

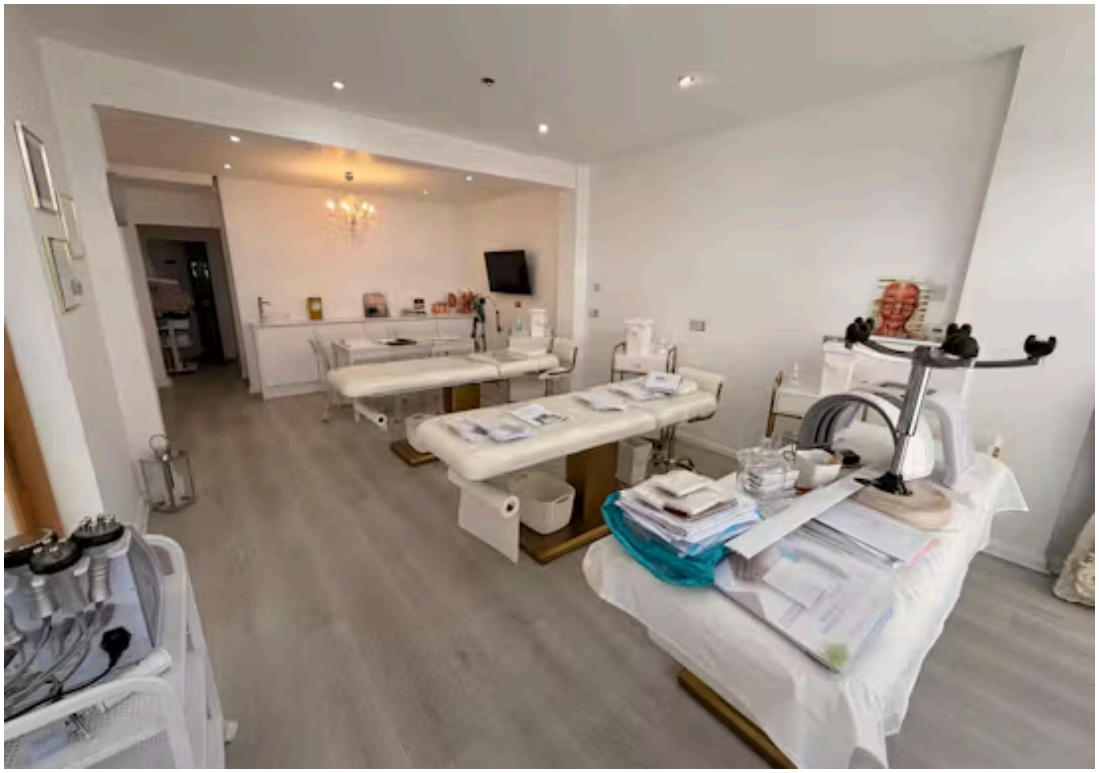
Rent

£11,000 per annum exclusive

Viewings

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

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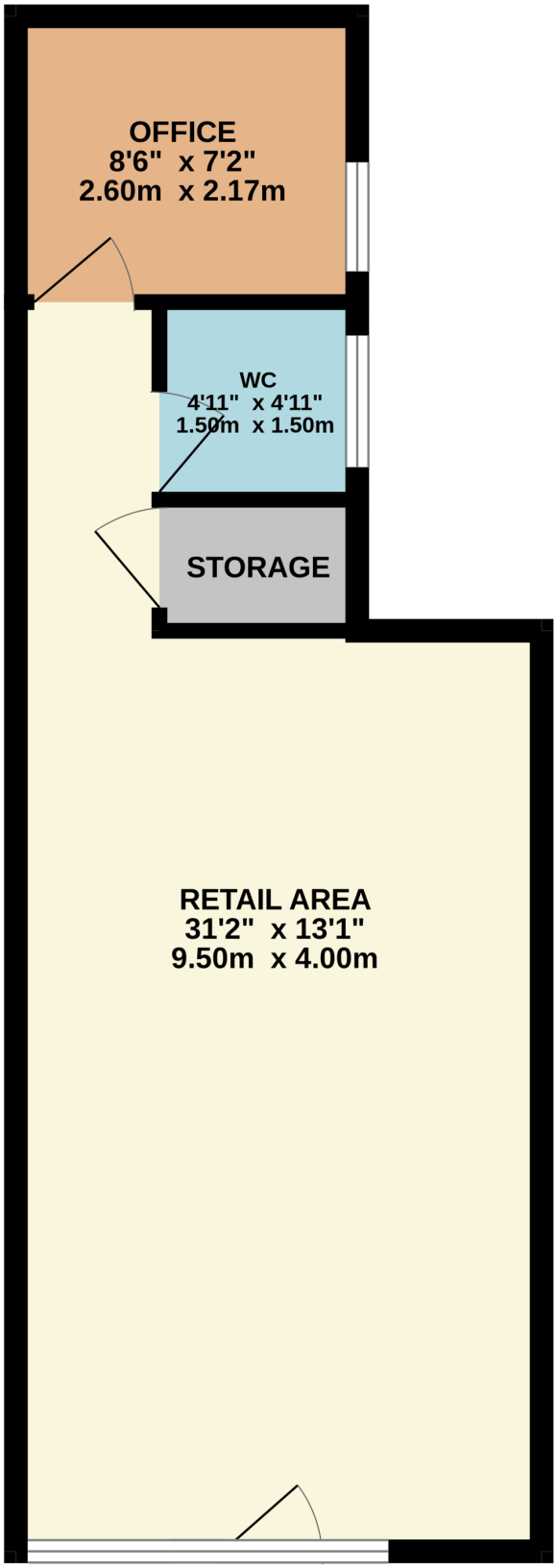








GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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