



Ayers & Cruiks
COMMERCIAL

To Let
893 sq ft

**246-250 High Road,
Benfleet, SS7 5LA**

Ground floor retail unit with a glazed shop front suitable for a variety of uses.

- Prominent position in Benfleet
- Class E use
- Shell and core condition
- New lease available
- £15,000 per annum exclusive

www.ayerscruiks.co.uk





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5LA

Summary

- Rent: £15,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Contact & Viewings

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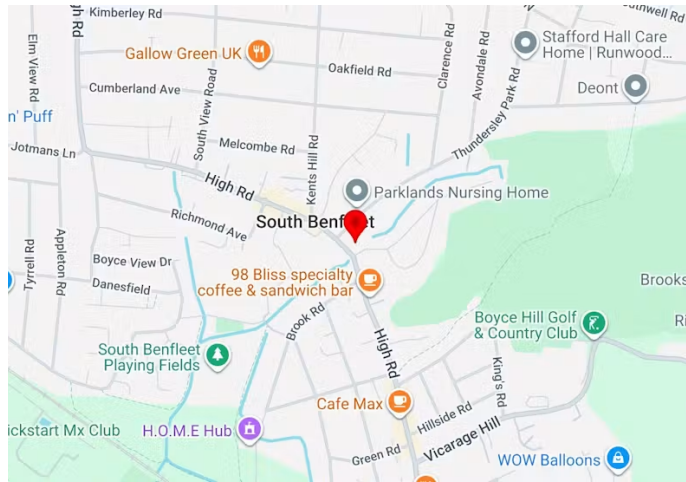
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Description

Ground floor retail unit benefitting from a glazed shop front, water and electric and a screed floor. Offered in shell and core condition, the space provides a blank canvas for occupiers to fit out the premises to meet their specific requirements. This makes it ideal for a wide range of occupiers looking to establish a strong presence in a prime location.

Location

This property occupies a prominent position on High Road in Benfleet, a well established commercial and retail location. The area benefits from a mix of national and independent occupiers, excellent road links to the A13, A127 and M25 and convenient access to Benfleet train station, which provides regular services to London Fenchurch Street.

Accommodation

Description	Building Type	sq ft	sq m
Right hand side	Retail	893	82.96

Terms

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

Rent

£15,000 per annum exclusive

Viewings

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