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

Ayers & Cruiks COMMERCIAL

101 High Road, Benfleet, SS7 5LN

Summary

- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- EPC: C (61)

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

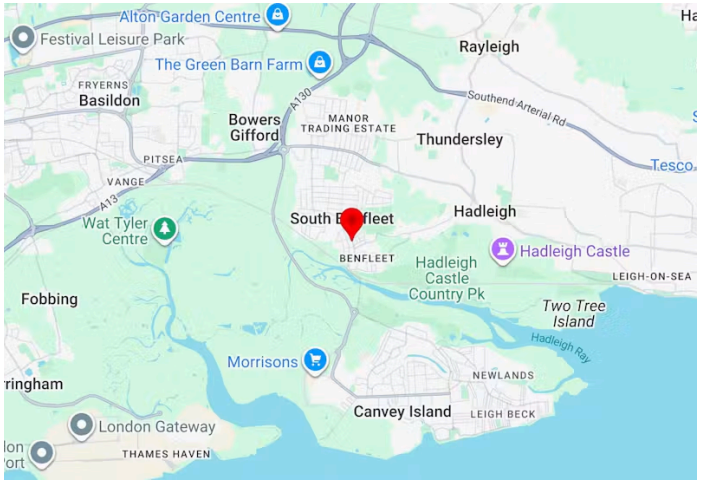
Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

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.

The asset offers investors a diversified income stream from both commercial and residential occupiers with immediate rental income.

Accommodation

Floor/Unit	Description	Building Type	sq ft
Ground	Retail Shop	Retail	974
1st	Flat	Residential	896
Total			**1,870**

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.

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. Images contained within this brochure may have been digitally enhanced using artificial intelligence (AI) to improve their visual presentation. Any such enhancements are for illustrative purposes only and do not alter the physical dimensions, proportions, or structural layout of the property. Nov 2026.








Flora Pharmacy
NHS