



Ayers & Cruiks
COMMERCIAL

To Let

2,469 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
- £32,500 per annum exclusive

www.ayerscruiks.co.uk





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5LA

Summary

- Rent: £32,500 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

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

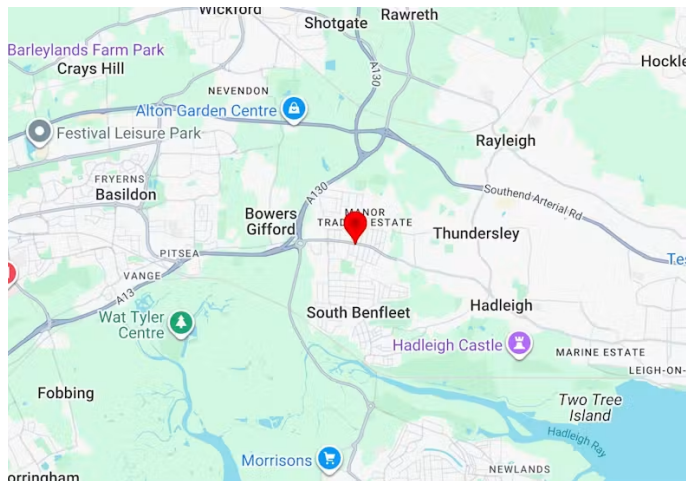
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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 retail unit benefitting from a glazed shop front, water and electric and a screed floor. Offered in shell 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

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Retail	2,469	229.38	Available

Terms

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

Rent

£32,500 per annum exclusive

Viewings

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

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