



90 THE CHASE, RAYLEIGH, ESSEX, SS6 8QP

RENT - £14,400 PER ANNUM (£1,200 PCM)

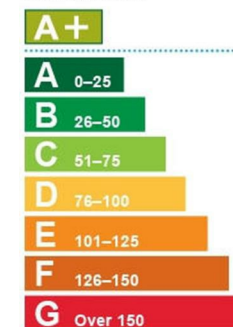
A Lock up retail premises located within The Chase, Rayleigh, Essex. The premises offers 710 SQ.FT (66 SQ.M) of retail space with an additional 425 SQ.FT (39.5 SQ.FT) of rear storage via an undercover lean-to.

The premises has most recently traded as a Convenience store however other Class E uses may be considered (subject to Landlords consent). Please note that no Convenience Stores or hot food related uses will be considered.

The lease will be on the basis of a sub-lease of the original lease which is a 5 year term from April 2026. Any letting will be subject to the Landlords final consent.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

42 This is how energy efficient the building is.

- Retail space in The Chase
- Class E uses considered
- 710 sq ft of space
- Vacant and ready to view

Located within the vibrant community of The Chase in Rayleigh, this retail property presents an excellent opportunity to establish a presence in a high volume residential area. Spanning 710 square feet of retail space with additional lean-to storage to the rear.

Previously operating as a convenience store, the space is well-suited for various Class E uses, subject to the landlord's consent. This flexibility allows for the potential to introduce a fresh concept to the local community, enhancing the area's retail offering. However, it is important to note that uses such as another convenience store or hot food takeaway/restaurants will not be considered.

The property is currently vacant and available for viewing. With its prime location surrounded by a heavily residential neighbourhood, this retail space is poised to attract a steady flow of customers, making it a promising investment for those looking to make their mark in Rayleigh. Whether you are an established business looking to expand or a new venture seeking a welcoming environment, this property offers the perfect setting to thrive.

Commercial Office
190 London Road
Southend-On-Sea
Essex
SS1 1D1

Contact
01702 394959
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

ACCOMODATION:

MAIN SALES AREA: 26'1" REDUCING TO 19'9" X 27'2"

W/C

REAR STORAGE AREA: 20'2" X 18'7" PLUS AN ADDITIONAL 88 SQ.FT OF STORAGE SPACE.

GROSS INTERNAL FLOOR AREA: 710 SQ.FT (66 SQ.M)

TERMS:

To be let on Licence to Sublet for a term to be agreed. The current lease offers 5 years from April 2026 to April 2031 at a rent of £14,400 Per Annum.

The ingoing Tenant will be responsible to contribute a fair proportion of costs in relation to the Landlords legal fees to prepare the Licence to Assign.

BUSINESS RATES:

The April 2026 to present business rates are: £10,000 and are chargeable at 0.49p in the pound. Small Business Rates Relief may apply.

SERVICES:

Mains Electricity & Water.

VIEWING ARRANGEMENTS:

Viewing arrangements via Hair & Son Limited (Commercial): 01702 394959 (Opt 3).