

RETAIL/OFFICE USE TO LET APPROX 807 Sq Ft (75 Sq M)



**137 London Road
Benfleet
Essex
SS7 5UH**

Location:

Situated on the busy London Road with good links to A13 to the M25 and A130 towards Chelmsford. Located in a local parade of shops including Tesco Express, KFC, Grouts The Bakers, Co-op Food and Aldi.

Description:

Entrance to property is via door to main retail area with further office space. To the rear of the property is a kitchenette and toilet facilities. On street parking close by.

Accommodation:

The premises have been measured on a net internal basis.

Retail/Office Area: 709 Sq Ft (66 Sq M)

Office/Storage: 98 Sq Ft (9 Sq M)

Total Area: 807 Sq Ft (75 Sq M)

Features:

- Good Trading Location
- On Street Parking Close by

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£22,000 per annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Castle Point Borough Council or via www.voa.gov.uk.

Rateable Value £7,400.

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.