

173 Church Road
Benfleet
Essex
SS7 4EN



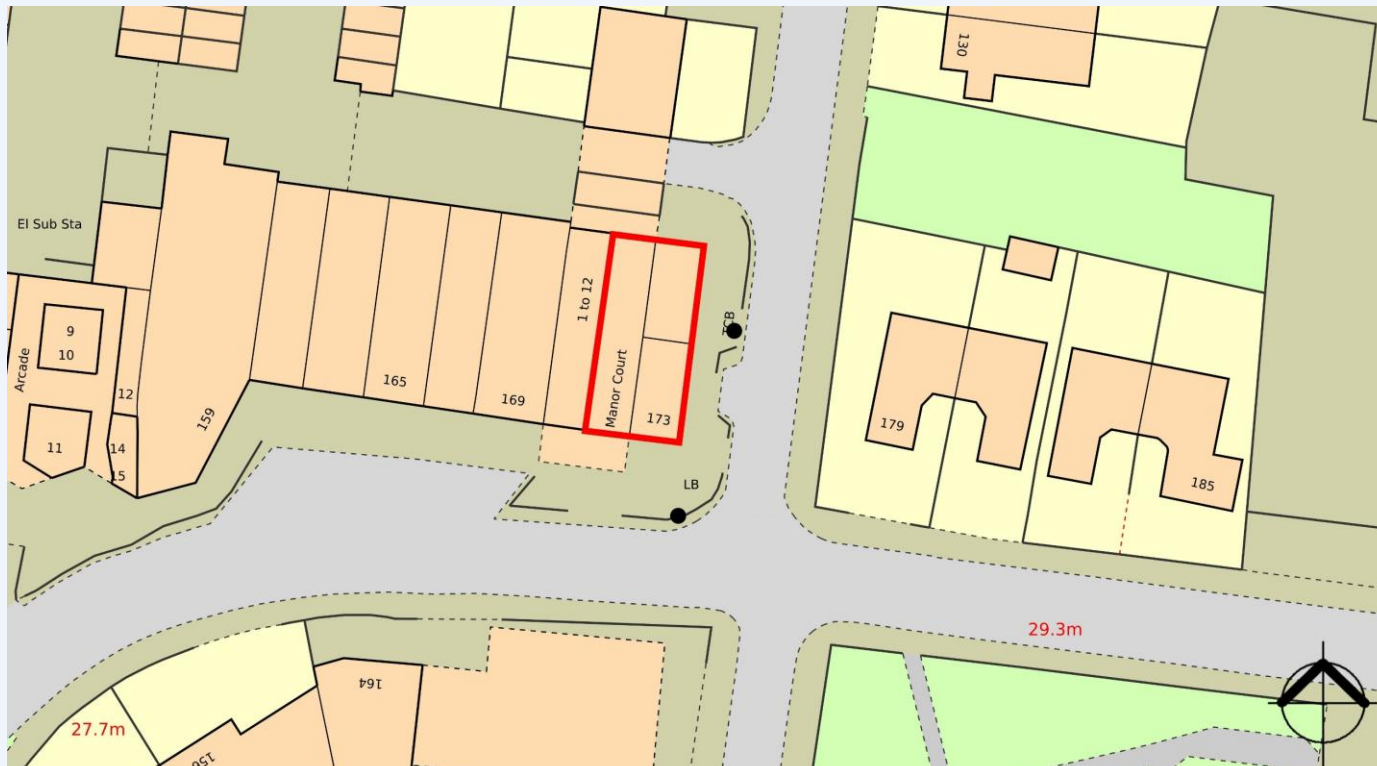
TO LET, DOUBLE FRONTED RETAIL SHOP
CHURCH ROAD GIA. APPROX. 1,344 SQ. FT.



Accommodation All areas are approximate and have been measured on a Gross Internal (NIA) Basis: 1,344 sq. ft.

- New FRI Lease.
- Prominent Corner Location.
- Double & Return Frontage.
- Rear Access.
- On Street Parking.
- Available Immediately.

Terms A new fully repairing and insuring lease will be made available at a commencing rent of £17,000 per annum plus VAT, all other terms by negotiation.



Services Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence.

Planning Interested parties are recommended to make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Castle Point Borough Council on 01268 882200.

Business Rates The property is entered on the 2023 rating list as a Shop and Premises with a current rateable value of £16,750. and may therefore attract 100% small business rates relief.

Service Charge A service charge contribution is payable for the upkeep and maintenance of the communal estate areas. Full details of this will be made available on request.

Legal Fees Each party is to be responsible for their legal fees.