



# Ayers & Cruiks

## COMMERCIAL

### RETAIL PREMISES HIGH STREET, RAYLEIGH 220 SQ FT (20 SQ M)

### TO LET



**Shop 2 Berry's Arcade, 8-14 High Street, Rayleigh,  
Essex, SS6 7EQ**

- **High Street location**
- **Public car parking located to the rear**
- **Heavy vehicular and pedestrian traffic**
- **New lease available**
- **Rent only £7,000 per annum exclusive**

86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ

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Tel 01702 343060  
Fax 01702 343004  
mail@ayerscruiks.co.uk  
www.ayerscruiks.co.uk

## DESCRIPTION AND LOCATION

Retail premises situated within a popular shopping arcade, located on the much sought after Rayleigh High Street.

The premises comprise open plan sales area, with majority glazed frontage, benefitting a heavy degree of foot traffic.

## ACCOMMODATION

Retail area: 220 sq. ft. (20 sq. m.)

## TENURE

Leasehold

## TERMS

Available on new full repairing and insuring leases for a minimum term of 3 years.

## RENT

£7,000 per annum exclusive, plus VAT if applicable

## BUSINESS RATES (2018/2019)

Rateable Value  
£5,500

Uniform Business Rate  
48.0p

Rates Payable  
£2,640.00 p a

Tenants are advised to confirm the rating liability with Rochford Council on 01702 546366

## LEGAL COSTS

Ingoing tenants to be responsible for the landlords legal costs.

## VIEWING

For viewings and further information contact the landlords sole letting agents:

**Ayers & Cruiks**  
**01702 343060**

Ref: 2BA/0418



### Misrepresentation Act 1967

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