

***To arrange a viewing contact us
today on 01268 777400***



High Road, Benfleet Guide price £175,000

Aspire Estate Agents Commercial are delighted to present this prime commercial property, perfectly positioned on the very busy High Road. Offering exceptional visibility and high levels of footfall, this location is ideal for any type of business looking to thrive. Positioned next to two already successful and well-established neighbouring businesses, the property benefits from a constant flow of both pedestrian and vehicular traffic, making it an outstanding opportunity for attracting and retaining customers.

The property boasts a very large frontage, providing excellent shopfront exposure and marketing potential. To the rear, there is outside space offering flexibility for storage, deliveries, or even customer use, along with the potential for a garage, which further adds to its practicality and appeal for a range of business types.

Conveniently located, Benfleet Station is just 1.3 miles away, Pitsea Station 1.8 miles, and Rayleigh Station 3.0 miles, ensuring easy access for staff and customers alike. The surrounding area is well served by local amenities, with several schools nearby including Jotmans Hall Primary School (0.1 miles, Ofsted: Requires Improvement), The Appleton School (0.3 miles, Ofsted: Good), Woodham Ley Primary School (0.7 miles, Ofsted: Good), and Montgomerie Primary School (0.9 miles, Ofsted: Good).

This is a rare chance to secure a commercial property in such a high-profile location, combining excellent exposure, flexible outdoor space, and superb transport links — making it perfect for retail, food, office, or service-based businesses.

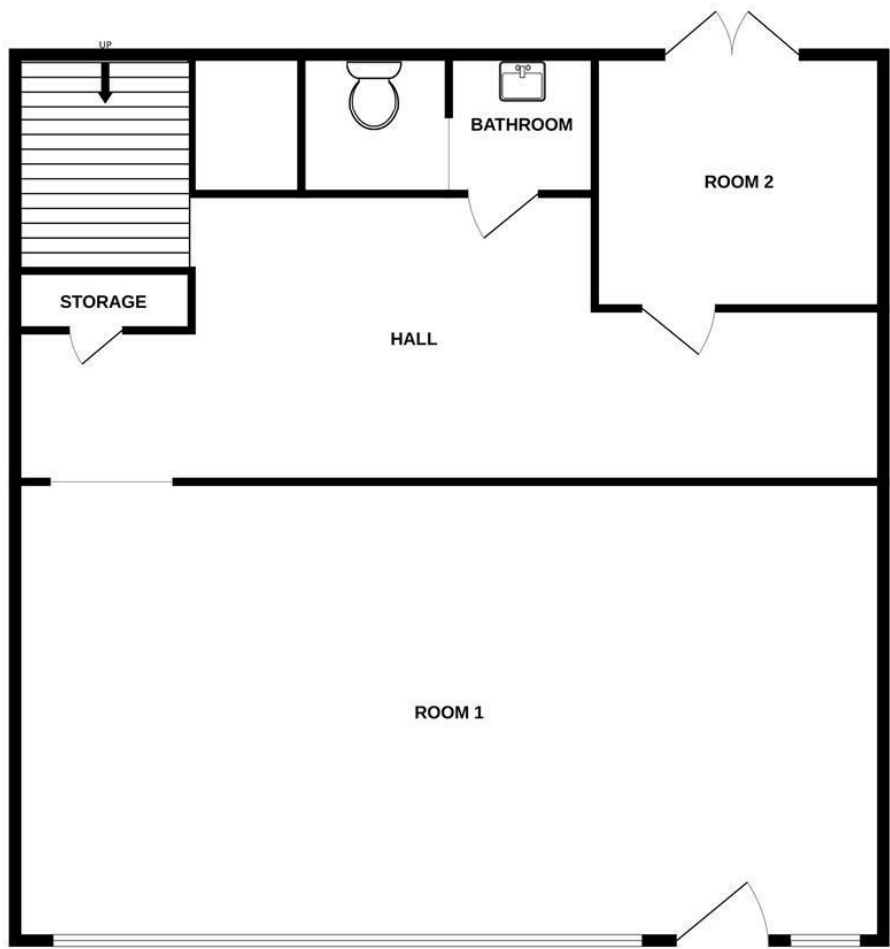
Room 1: 18.11 ft × 15.07 ft (5.52 m × 4.59 m)

Hall: 18.11 ft × 8.11 ft (5.52 m × 2.47 m)

Room 2: 8.11 ft × 6.05 ft (2.47 m × 1.84 m)

WC: 6.11 ft × 5.06 ft (1.86 m × 1.54 m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.