

RETAIL/OFFICE UNIT TO LET

APPROX 375 Sq Ft (34.84 Sq M)



**Shop 2 In Camping And General
Car Park Charfleets Road
Canvey Island
Essex
SS8 0PQ**

Location:

Located to the front of Camping and General's busy retail warehouse facing the car park this shop with hardstanding area can be used for many different retail and office uses. Access is via gates onto Charfleets Service road.

Description:

This retail unit provides 375 Sq Ft with an entrance room and three further rooms with double glazed door and windows to front. The property also benefits from a forecourt area measuring approx 1,170 Sq Ft with ample parking. The premises also provides a kitchen area and toilet.

Accommodation:

The premises have been measured on a net internal basis.

Entrance Room:	80 Sq Ft	7.43 Sq M
Room 2:	57 Sq Ft	5.30 Sq M
Room 3:	50 Sq Ft	4.64 Sq M
Room 4:	188 Sq Ft	17.76 Sq M
Kitchen Area		
Toilet		
Total Area:	375 Sq Ft	34.84 Sq M
Forecourt Area:	1,170 Sq Ft	108.70 Sq M

Features:

- Suit A Range Of Uses
- Forecourt Trading Area
- Ample Parking
- Keys Available For Viewing

Terms:

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

Rent:

£18,000 Per Annum exclusive.

Business Rates:

If Applicable.

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.