

INVESTMENT FOR SALE



**93 High Road
Benfleet
Essex
SS7 5LN**

Location:

The busy High Road, Benfleet contains a mixture of residential and commercial users, and runs from Tarpots corner at the junction with the A13 to the junction of the High Road and Essex Way, with many small local parades of shops with good footfall. The area is served by Benfleet railway station on the Shoeburyness to Fenchurch Street line and there are regular bus services to surrounding areas.

Description:

The property consists of a ground floor shop with first floor offices/treatment rooms above. The property is let and trading as a Nail Bar, holding over on a FRI Law Society lease ending 31st March 2021 at a rent of £9,000 per annum exclusive.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor: 535 Sq Ft 49.69 Sq M

First Floor: 435 Sq Ft 40.42 Sq M

Total Area: 970 Sq Ft (90.11 Sq M)

Freehold Price:

£225,000

Viewing:

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

Legal Costs:

Each party to be responsible for their own legal costs.

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.

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Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | E: commercial@sorrellproperty.co.uk