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OTDS

01702 342225

# RETAIL/OFFICE UNIT APPROX 380 Sq Ft (35.30 Sq M)



# 37a Hedingham Place Rectory Road Rochford Essex SS4 1UP

www.sorrellproperty.co.uk



# Location:

The property is part of a small parade of shops known as Hedingham Place, Rochford on the junction of Rectory Road and Ashingdon Road, adjacent to Golden Cross Shopping Parade. Parking area to rear for tenants and customers.

### **Description:**

This ground floor retail unit with kitchen and toilet area extending to approx 380 sq ft. Externally there is car parking to the rear.

# Accommodation:

The premises have been measured on a net internal basis.Unit/Kitchen & Toilet380 Sq Ft35.30 Sq M

# Features:

- Good Trading Position
- Local Shopping Parade
- Kitchen and Toilet
- Parking Facilities to Rear

#### Terms:

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

#### Service Charge:

Applicable

# Rent:

£11,250 Per Annum exclusive.

#### **Business Rates:**

Interested parties are advised to make their own enquiries to Rochford Borough Council or via <u>www.voa.gov.uk</u>. Rateable Value £7,100

#### 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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