

RETAIL/OFFICE UNIT

APPROX 380 Sq Ft (35.30 Sq M)



37a Hedingham Place
Rectory Road
Rochford
Essex
SS4 1UP

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 & Toilet	380 Sq Ft	35.30 Sq M
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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 www.voa.gov.uk.

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.