

TO LET

- ✔ Suitable for a variety of uses
- ✔ Situated close to the station entrance
- ✔ Passenger flow of approx 2,398,060 per annum

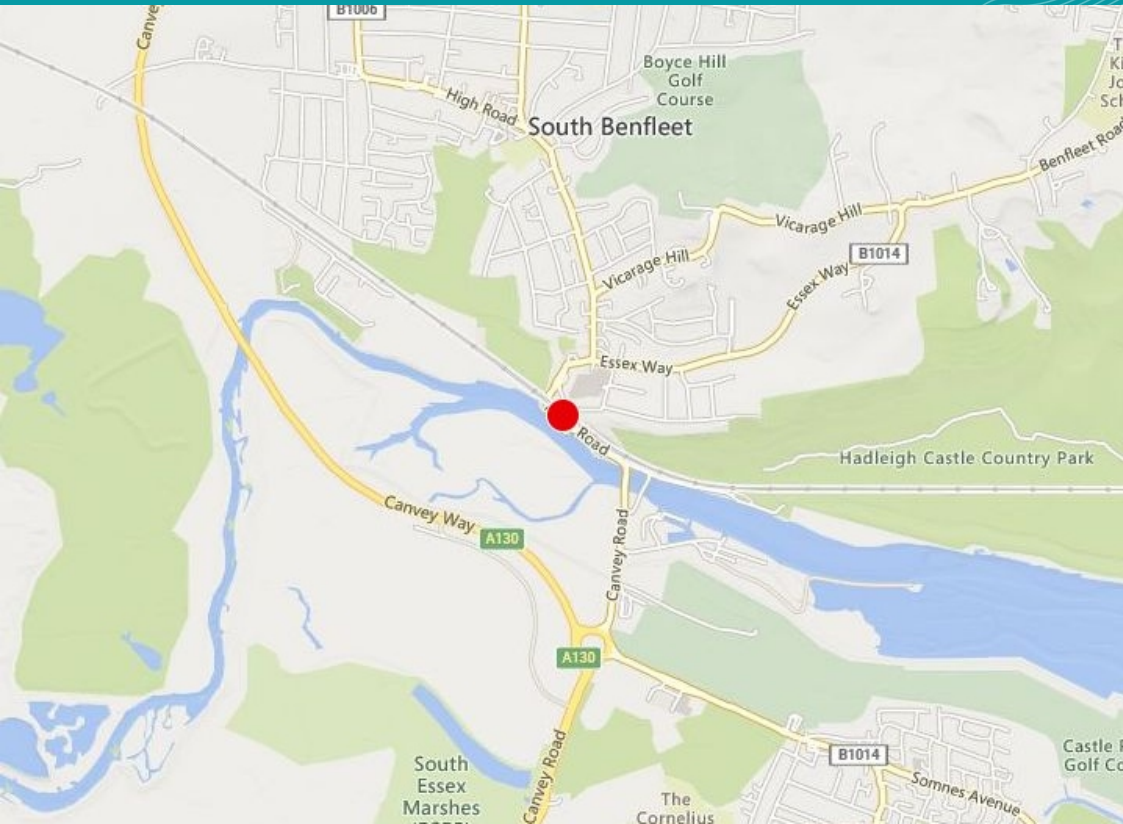


Benfleet Railway Station, Ferry Road, Benfleet SS7 1NF

Retail Opportunity

175 Sq Ft
(16 Sq M)

Benfleet Railway Station, Ferry Road, Benfleet SS7 1NF



DESCRIPTION

Retail unit situated close to the station entrance facing the High Street and the station car park. The premises benefit from a glazed frontage which could be converted to create a further entrance onto the forecourt. The space is available for various uses.

Other tenants at the station include a newsagent, cafe and offices.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Available	175	16

LEGAL COSTS

Tenant to bear the Landlord's costs in preparing the lease, estimated to be £1,500 plus VAT.

SERVICE CHARGE

7.5% of the passing rent per annum exclusive.

LOCATION

Benfleet Station is a busy commuter station with regular services to Southend and London Fenchurch Street. The station is located in a predominantly residential area and is approximately 5 miles from the A13. The annual passenger flow is circa 2,398,060.

TERMS

6 year lease contracted out of Section 24-28 of the Landlord & Tenant Act 1954.

RENT

Offers are invited in the region of £8,000 per annum.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 05-Jun-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Jason Pinkett
07764 253716
jpinkett@lsh.co.uk