

CANVEY ISLAND



TO LET

56 Furtherwick Road,
Canvey Island,
Essex SS8 7AE

RETAIL / OFFICE PREMISES
681 SQ. FT. (63.2 SQ. M.)

-  **PROMINENT POSITION**
-  **GROUND FLOOR**
-  **HEAVY FOOTFALL AND VEHICULAR TRAFFIC**
-  **SHORT DISTANCE FROM HIGH STREET**
-  **RENT FROM £16,000 PER ANNUM, EXCLUSIVE**



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This double fronted retail/office premises is location in the prominent position on Furtherwick Road, a short distance from the Knightswick Shopping Centre and public car park. Furtherwick Road benefits from heavy vehicular traffic and heavy footfall and is within a short distance of the High Street.

The property comprises of open retail/sales space to the ground floor

Nearby occupiers include Subway, Boots and Sainsbury's

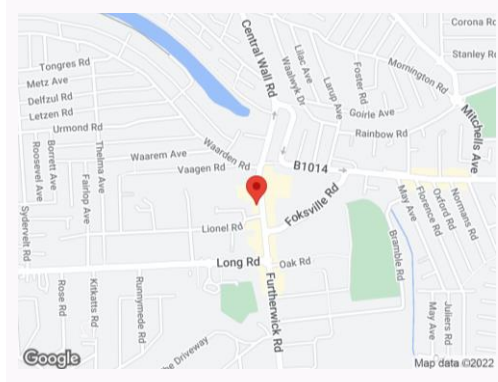


ACCOMODATION

Ground floor 681 SQ. FT (63.2 SQ. M.)

TERMS

Premises to be let by way of a full repairing and insuring lease for a term to be agreed



BUSINESS RATES 2022/2023

Interested parties are advised to confirm the rating liability with Castle Point Council 01268 882200.

LEGAL COSTS

Ingoing tenants to be responsible for the landlord's legal costs.

PRICE

£16,000 per annum plus VAT applicable

EPC

Awaiting EPC

VIEWING

Strictly by prior appointment contact Ayers&Cruiks.

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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