

# HADLEIGH



## TO LET

Castle Mews  
83  
High Street  
Hadleigh  
SS7 2PA

**OFFICE**  
644 SQ. FT. (60 SQ. M.)



First Floor Office Suite



Free Car Parking Opposite



Close to Amenities



New Lease Available



Rent Only £7,500 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Located on London Road, set back from Hadleigh High Street, this property is conveniently situated just a short distance from Morrisons Supermarket. It is also within a 10-minute drive of Rayleigh Weir, providing easy access to the A127, and approximately 2 miles west of Leigh-on-Sea Broadway.

The premises consist of first-floor space currently organized into three rooms, along with shared kitchen and bathroom facilities. The service charge includes Electricity, Heating, Water, building insurance and communal cleaning

## ACCOMODATION

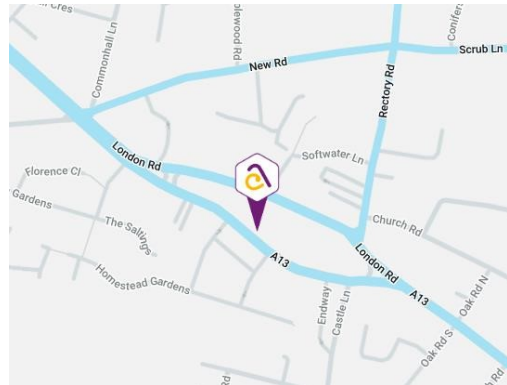
	SQ. FT.	SQ. M.
<b>TOTAL</b>	644	60

## TERMS

The premises are available to let upon a new full-repairing and insuring lease for a term to be agreed

## EPC

D 96



### 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.



## BUSINESS RATES

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

## LEGAL COSTS

Ingoing Tenants are to be responsible for the landlord's reasonable legal costs

## TENURE

Leasehold

## RENT

£7,500 per annum exclusive

## VAT

Plus VAT if Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

## FLOOR PLAN



**Ayers & Cruiks**  
COMMERCIAL

### SOUTHEND OFFICE

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ  
t. **01702 343060**  
e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)  
w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

### CHELMSFORD OFFICE

a. Burgundy Court  
64/66 Springfiled Road  
Chelmsford, Essex CM2 6JY  
t. **01245 202555**  
e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)  
w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)