

BENFLEET



FOR SALE

139
High Road
Benfleet
SS7 5LN

OTHER
1,170 SQ. FT. (109 SQ. M.)



Investments



Let on a 15 year lease from 2020



Currently producing £15,000 per annum



Offers in Excess of £295,000



Sole Agents



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is a big two-story building in Benfleet, Essex, at the corner of High Road and Hope Road. It mixes residential and commercial spaces, with nearby residential areas making it good for business.

Benfleet Railway Station is about half a mile away, offering frequent services to London's Fenchurch Street. Currently, it's a Chinese takeaway with living space above. The ground floor is for the takeaway, while upstairs has three bedrooms, a lounge, a bathroom, and a separate WC.

There's parking potential on the High Road side and space for loading and more parking at the rear.



ACCOMODATION

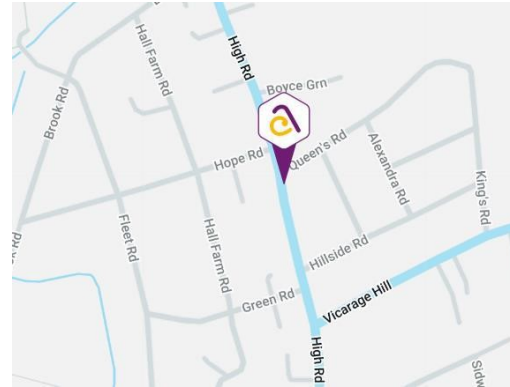
	SQ. FT.	SQ. M.
FLOOR AREA	1,170	109
TOTAL	1,170	109

TERMS

Not applicable

EPC

D 80



BUSINESS RATES

Rateable Value UBR Rateable payable
£8,200 49.9 £4,091.80

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

LEGAL COSTS

Each party to be responsible for their own legal costs

TENURE

Freehold

PRICE

£295,000

VAT

Plus VAT if applicable

VIEWING

Strictly by prior appointment via vendors appointed agents
Ayers&Cruikis

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 & Cruikis, 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 & Cruikis 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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