CANVEY ISLAND





Ayers & Cruiks

SOUTHEND OFFICE 01702 343060

CHELMSFORD OFFICE 01245 202555

TO LET

DESCRIPTION AND LOCATION

The property enjoys a prime location on Canvey Island's high street, surrounded by numerous businesses, resulting in a steady stream of foot & Vehicular traffic. Convenient layby parking is available nearby, and the property is also conveniently situated close to a bus route and within reasonable distance of Knightswick Shopping Center.

Recently refurbished, the property has been installed with a contemporary glazed storefront, freshly painted white walls, and a suspended ceiling adorned with modern lighting fixtures



ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	484	45

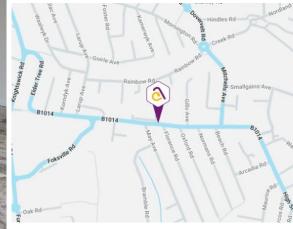
TOTAL 484 45

TERMS

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

EPC

Awaiting EPC



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



Ayers & Cruiks

SOUTHEND OFFICE

- a. 86-88 Baxter Avenue Southend on Sea Essex SS2 6HZ
- t. 01702 343060
- e. mail@ayerscruiks.co.uk
- w. ayerscruiks.co.uk

BUSINESS RATES

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

LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£10,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

CHELMSFORD OFFICE

a. Burgundy Court 64/66 Springfiled Road Chelmsford,Essex CM2 6JY

t. 01245 202555

e. <u>mail@ayerscruiks.co.uk</u> w. ayerscruiks.co.uk 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.





Ayers & Cruiks C O M M E R C I A L

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