

BENFLEET



FOR SALE

81
High Road
Benfleet
SS7 5LN

OFFICE
1,883 SQ. FT. (175 SQ. M.)



Office/Investment/Development



Ample Parking



Heavy Vehicular and footfall traffic



Potential Development (STP)



Offers In Excess Of £500,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This imposing building is situated on the West side of Benfleet High Road on the junction with Green Road. The property comprises of a three storey building with the first and second floor being self contained and separate to the ground floor. The ground floor is currently let to a nursery at a passing rent of £19,000 per annum with an unexpired term of 13 years with 5 yearly rent reviews. Next review due in 2027. The first and second floor is currently occupied by a firm of solicitors who are holding over with a passing rent of £14,000 per annum, so the property currently produces £33,000 per annum exclusive.

We understand the upper floors used to be residential accommodation so could be converted back (STP). The property also offers a car park to the rear for circa 14 vehicles and additional parking to the side of the building.



ACCOMODATION

	SQ. FT.	SQ. M.
Ground Floor	798	74
First Floor	805	75
Second Floor	280	26

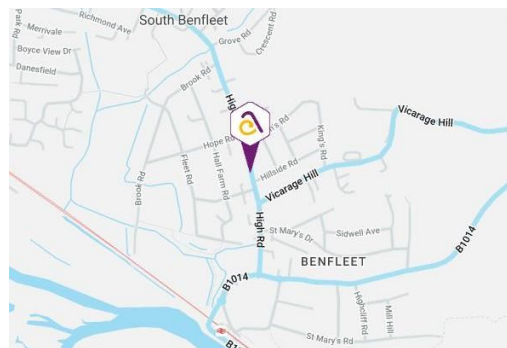
TOTAL	1,883	175
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TERMS

Ground floor is let to a nursery on a 20 year lease from 2017 at a passing rent of £19,000 per annum exclusive with 5 yearly rent reviews. First and second floor are let to a firm of solicitors at a passing rent of £14,000 per annum exclusive who are currently holding over.

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.

BUSINESS RATES

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

Offers In Excess Of £500,000

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via vendors appointed agents
Ayers&Cruikis



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