

ROCHFORD



TO LET

16 Golden Cross Parade
Ashingdon Road
Rochford
SS4 1UB

RETAIL
501 SQ. FT. (47 SQ. M.)



Prominent retail parade



Close to Southend Airport



New lease available



Units would suit a variety of uses
STP



Rent Only £12,500 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated on a prominent retail parade of comprising of 13 units anchored by a new Co-Op convenience store with numerous local occupiers. The parade is located in a busy and affluent residential area close to Southend Airport, Rochford Town Centre, 3 miles north of Southend on Sea and offers good transport links to central London by both road and rail.

The premises comprise a open retail area benefitting from suspended ceiling with LED lighting, carpet tiles, kitchenette, W.C, rear access and a double glazed shop front. The property would suit a variety of uses including A1, A2, A3, A4 and A5 subject to any relevant planning consents.

ACCOMODATION

	SQ.FT.	SQ.M.
Floor Area	501	47

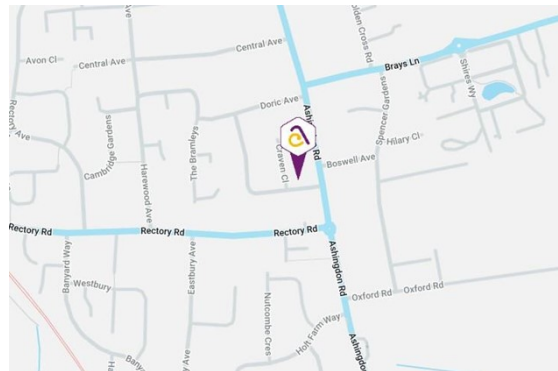
TOTAL	501	47
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TERMS

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

EPC

C



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 Rochford District Council on 01702 546366

LEGAL COSTS

Ingoing tenants is responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

£12,500 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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

CHELMSFORD OFFICE

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