

# RAYLEIGH



# TO LET

Former Garden Centre, 401  
Eastwood Road,  
Rayleigh,  
Essex SS6 7LU

**MARQUEE AREA**  
1162.5 SQ. FT. (108 SQ.M)

-  LARGE MARQUEE AREA
-  CUSTOMER PARKING
-  FLEXIBLE LEASE AVAILABLE
-  SECURE LOCATION
-  RENT ONLY £15,000 PER ANNUM EXCLUSIVE



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

Previously used as a thriving garden centre, we are offering to let this storage unit. Located adjacent to a busy road, in a residential area between Eastwood and Rayleigh, giving easy access to the A127.

The site benefits from a large customer parking area.



## ACCOMMODATION

Total Approx Area 1162.5 SQ.FT (108 SQ.M)

## TERMS

Available upon a new full repairing and insuring lease for a term to be agreed.

## RENT

£15,000 per annum exclusive, plus VAT if applicable

## BUSINESS RATES

Interested parties are advised to confirm the rating liability with Rochford District Council.

## LEGAL COSTS

Ingoing tenant to be responsible for the landlord's legal costs.

## LEASE

Ingoing tenant is responsible for their own legal costs.

## VIEWING

Strictly by prior appointment contact **Ayers&Cruik**s

### 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.



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

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

## CHELMSFORD OFFICE

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