

HADLEIGH



TO LET

74
High Street
Hadleigh
SS7 2PB

RETAIL
489 SQ. FT. (45 SQ. M.)



Ground Floor Retail & Office
Premises



Close To Amenities



Heavy Footfall & Vehicular
Traffic



New Lease Available



Rent £9,600 per annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Ground floor retail/office space located on the bustling main High Street in Hadleigh. Surrounding businesses include McDonald's, Ladbrosks, and Morrisons, with convenient proximity to bus stops.

The space consists mainly of open-plan sales/office area, providing direct access to both male and female restroom facilities. Additionally, there is a staff/storage area located towards the rear.



ACCOMODATION

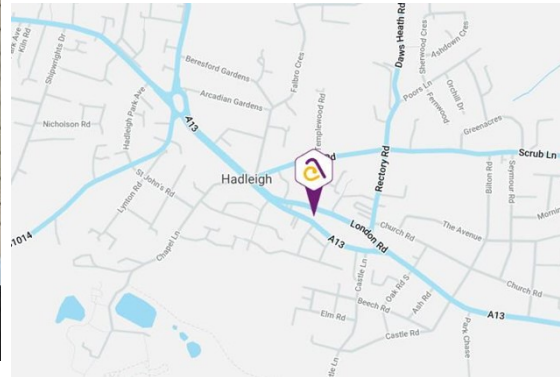
	SQ.FT.	SQ.M.
Building Area	489	45
TOTAL	489	45

TERMS

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

EPC

D



BUSINESS RATES

Ratable Value UBR Ratable Payable
 £4,350 49.9 £2,170.65

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

LEGAL COSTS

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

TENURE

Leasehold

RENT

£9,600 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords 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 & 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.



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