

CANVEY ISLAND



TO LET

62

Furtherwick Road

Canvey Island

SS8 7AE

RETAIL

650 SQ. FT. (60 SQ. M.)



Prominent Retail Unit



Nearby Public Car Parking



Nearby Occupiers Include
Specsavers etc.



New Lease Available



Rent Only £16,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

A prominent retail unit is situated on Furtherwick Road in close vicinity of the Knightswick Centre and a short distance from the public car park. Occupiers in proximity include Specsavers, Boots, the Knightswick Centre anchored by Sainsbury's, and other independent retailers.

The property comprises an open-plan retail area with a separate office, ground floor WC's & Kitchenette, and car parking to the rear.

ACCOMODATION

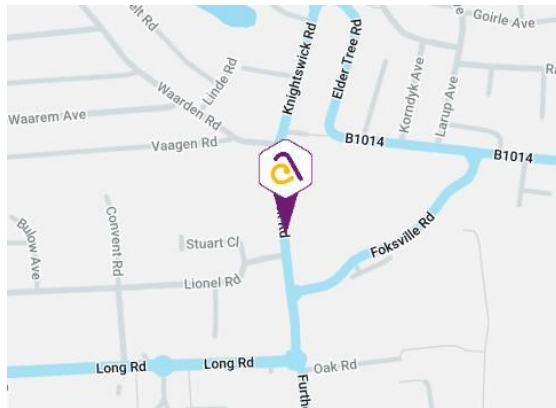
	SQ.FT.	SQ.M.
Building Area	650	60
TOTAL	650	60

TERMS

Premises to be let on a new full repairing and insuring lease for a term to be agreed.

EPC

D



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

Ratable Value UBR Ratable Payable
 £9,700 49.9 £4840.30

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

LEGAL COSTS

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

TENURE

Leasehold

RENT

£16,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



Ayers & Cruiks
 COMMERCIAL

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