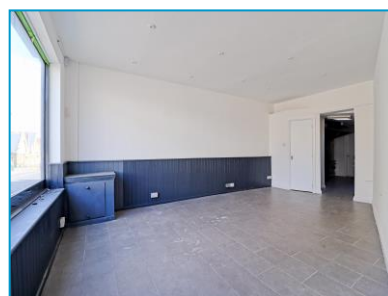
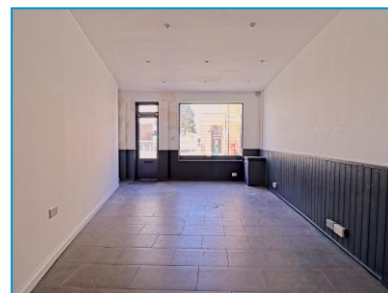




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



High Street, Rayleigh



Morgan Brookes believe - This ground floor unit presents an excellent opportunity for a variety of businesses, offering approximately 363 sq.ft. of flexible space in a high foot traffic location on Rayleigh High Street. With ample storage, and a versatile layout, it's ideal for those seeking visibility and convenience. Just 0.5 miles from Rayleigh Station and available now with a long lease option, this is a space ready to support your business growth.

Key Features

- Ground Floor Unit Offering Approximately 363 sq.ft.
- Flexible Layout
- Ample Storage
- High Foot Traffic Location
- 0.5 Miles To Rayleigh Station
- Available Now
- Long Lease Available
- Call Morgan Brookes Today!

**Monthly Rental Of
£750**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

High Street, Rayleigh

Entrance

Double glazed panelled door to:

Entrance Area

Opens to:

Front Reception

25' 0" nt 18'10" x 15' 9" nt 9'4" (7.61m nt 5.74m x 4.80m nt 2.84m)

Double glazed window to front aspect, partitioned walls, meter cupboard, wall sockets, tiled flooring, smooth ceiling incorporating down lights, opens to:

Kitchen/Reception

16' 3" nt 11'5" x 8' 5" (4.95m nt 3.47m x 2.56m nt 1.44m)

Double glazed window, fitted range of wall and base units, roll top work surfaces incorporating stainless steel sink and drainer unit, splash back tiling, wall sockets (unconnected), commercial extractor unit available (can be removed) smooth ceiling, door to:

Rear Storage Area

15' 2" x 5' 0" nt 3'5 (4.62m x 1.52m nt 1.04m)

Fire exit ONLY to rear, smooth ceiling.

WC

Hand basin with hot water system, low level WC.

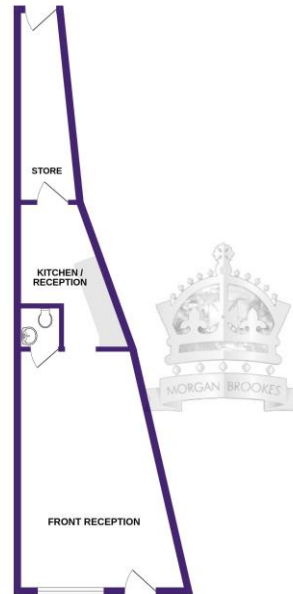
Additional Information

Rent: £750 pcm Deposit - TBC with Landlord Length of

Lease: Long Term Business Rates: 1 April 2023 to Present:

Rateable Value: £6,000.00 Usages: Class A3, A5 & E

GROUND FLOOR



MORGAN BROOKES LTD

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for information purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. See also the EPC report.

**Local Authority Information
Rochford District Council**

01268 755626

morganbrookes.co.uk

**Monthly Rental Of
£750**

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.