

# Rayleigh

82 The Chase, Rayleigh, Essex SS6 8RW

## RETAIL UNIT - TO LET

1,107 SQ. FT. (103 SQ. M.) INCLUDING STORAGE AREA

- ⇒ Popular residential location
- ⇒ New lease available
- ⇒ Rent only £9,000 per annum exclusive



## DESCRIPTION AND LOCATION:

Situated in a popular residential location on a parade of retail shops within short distance of Rayleigh High street is this end of terrace retail unit. Other local occupiers include a Premier Convenience Store, Rayleigh Domestic Appliances and a Barbers.

The Premises is currently subdivided providing an open retail space leading to a rear storage area with kitchenette and w.c. The property also benefits from its own courtyard area in front of a rear workshop.

## RENT

**£9,000** per annum exclusive, plus VAT if applicable.



## BUSINESS RATES (2018/2019)

Rateable Value	Uniform Business Rate	Rates Payable
£9,600 pa	48p	£4,608 pa

Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.

## LEGAL COSTS

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

## EPC

Awaiting EPC.

## ACCOMMODATION

**Main Retail area:** 487 sq. ft. (46 sq. m.)

Max shop width: 5.8m

Max shop depth: 7.8m

**Storage area:** 620 sq. ft. (57 sq. m.)

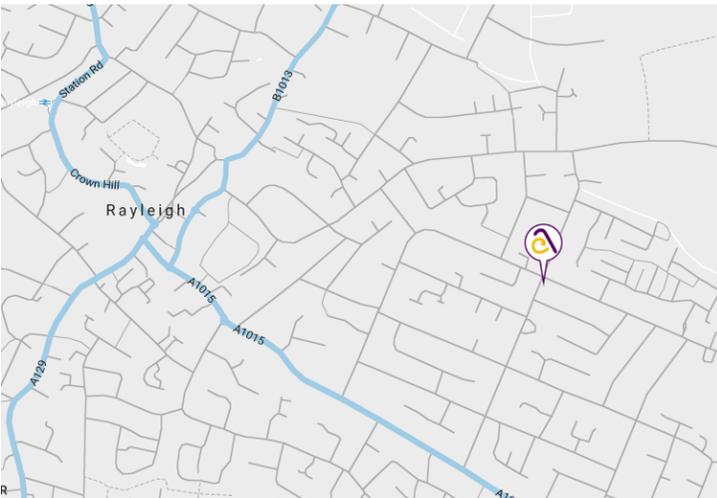
**Total approx. area:** 1,107 sq. ft. (103 sq. m.)

## TERMS

Available by way of a new full repairing and insuring lease, for a term to be agreed.

## VIEWING

For further information and viewings contact Ayers & Cruiks.



**Ayers & Cruiks**

01702 343060

www.ayerscruiks.co.uk



## 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. Subject to contract & plus VAT if applicable.

