



# Ayers & Cruiks

## COMMERCIAL

**OFFICE/RETAIL UNIT  
HIGH STREET, HADLEIGH  
505 SQ FT (47 SQ M)**

**TO LET**

**INCENTIVES AVAILABLE**



**A & B Castle Mews, 83 High Street,  
Hadleigh, Essex, SS7 2PA**

- Office/Retail unit with main road frontage
- Nearby occupiers include McDonalds, Ladbrokes, Natwest, and Morrisons
- Parking to rear
- New lease available – subject to surrender of current lease
- Rent only £5,000 per annum exclusive\*

86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ

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www.ayerscruiks.co.uk

## DESCRIPTION AND LOCATION

Office/Retail premises situated at the heart of Hadleigh town centre, in close proximity to public car parking and local amenities.

The premises comprise ground floor space currently arranged into 2 rooms, together with communal kitchen and w/c facilities.

## ACCOMMODATION

**Main retail/office space:** 378 sq. ft.  
**Rear office:** 127 sq. ft.  
**Total approx. area:** 505 sq. ft.

## TENURE

Leasehold

## TERMS

Assignment of the current lease.

Our client has indicated they may consider a New Full Repairing and Insuring Lease, subject to surrender of the current lease.

## RENT

**£5,000** per annum exclusive subject to surrender of the current lease, \*plus VAT if applicable

## SERVICE CHARGE

Charge levied to include internal and communal heating, communal electricity, water rates, communal cleaning, building insurance and general maintenance.

## EPC

The EPC rating is D-92. Certificate available on request.

## BUSINESS RATES (2017/2018)

Rateable Value	Uniform Business Rate	Rates Payable
£4,450	46.6p	£2,073.70 pa

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

## LEGAL COSTS

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

## VIEWING

By prior appointment with the landlord's agent



**Ayers & Cruiks**  
**01702 343060**  
REF: ABCM/83HS/1016



### Misrepresentation Act 1967

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