

E CLASS TO LET APPROX 564 Sq Ft (52.40 Sq M)



**10 Eastwood Road
Rayleigh
Essex
SS6 7JQ**

Location:

Situated just off Rayleigh High Street on the Eastwood Road A1015 close to Webster Way and Castle Close Car Parks. Close by traders include Marks and Spencers, Poundland, Wimpy, Coral and Pizza Express.

Description:

The property consists of a main retail/office area measuring approx 550 sq ft. There is a small kitchen area and toilet to rear. Externally to the rear there are two car parking spaces.

Accommodation:

The premises have been measured on a net internal basis.

Retail/Office Area:	550 Sq Ft	51.30 Sq M
Kitchen	14 Sq Ft	1.30 Sq M
Toilet		
Two Car Parking Spaces to Rear		

Total Area: **564 Sq Ft (52.40 Sq M)**

Features:

- Close to Rayleigh High Street
- Car Parking Spaces To Rear
- Kitchen
- Toilet

Terms:

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

Rent:

£26,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Rochford Borough Council or via www.voa.gov.uk.

Rateable Value £16,750

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | E: commercial@sorrellproperty.co.uk