

**TO LET
RETAIL PREMISES
APPROX. 794 SQ. FT. (73.8 SQ. MS)
PLUS MEZZANINE FLOOR**



**16 Roseberry Avenue, Benfleet,
Essex, SS7 4HH**

LOCATION

The property is situated on Roseberry Avenue and forms part of the retail parade on Church Road and Roseberry Walk. The property is approximately $\frac{3}{4}$ mile to the east of the Sadlers Farm roundabout which gives access to the A130 Canvey Way and the more recently constructed A130 extension to Chelmsford. Basildon is approximately 3 miles to the west and Southend-on-Sea 6 miles to the east.

DESCRIPTION

A former betting premises comprising approx. 794 sq. ft. of ground floor space and 446 sq. ft. of mezzanine storage. The property is suitable for a variety of uses, subject to the necessary planning permission and landlords consent. and benefits from electric heating. air condition (not tested).

RENT: £833.33 per month

ACCOMMODATION

All areas are approximate and have been measured on a Net Internal (NIA) Basis:

Ground Floor - 794 Sq. Ft. (73.8 Sq. Ms.)

Mezzanine - 446 Sq. Ft. (41.4 Sq. Ms.)

Total Area - 1,240 Sq. Ft. (115.2 Sq. Ms)

FEATURES

- Former Betting Premises (Sui Generis)
- Suitable for a Variety of Uses (STPP)
- Staff & Customer WC's
- Short Stay Parking to Front
- Air Conditioning (Not Tested)
- New Lease Available



TERMS

A new fully repairing and insuring lease will be made available at a commencing rent of £10,000 per annum (VAT not applicable). All other terms and conditions by negotiation.

SERVICES

Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Castle Point Borough Council on 01268 882200.

BUSINESS RATES

The property is entered on the 2017 rating list as a Shop and Premises with a current rateable value of £5,528 and may therefore attract 100% small business rates relief. Interested parties are advised to seek verification from Castle Point Borough Council on 01268 882233/237.

SERVICE CHARGE

A service charge contribution is payable for the upkeep and maintenance of the communal estate areas. Full details of this will be made available on request.

LEGAL FEES

The ingoing is to be responsible for the Landlord's reasonable legal fees.

VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

Misdescription Act 1991. Dedman Gray Property Consultants Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Dedman Gray Property Consultants Ltd has the authority to make or give any representation or warranty whatever in relation to this property.

**DEDMAN
GRAY**

Commercial

103 The Broadway, Thorpe Bay, Essex SS1 3HQ • T: 01702 311111 • F: 01702 587970
E: commercial@dedmangray.co.uk • W: www.dedmangray.co.uk