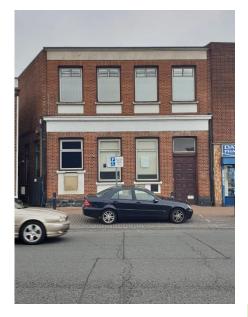# On the Instruction of Barclays Bank
LEASEHOLD INTEREST ONLY
259 London Road, Hadleigh, Benfleet, Essex, SS7 2BW

- Corner unit
- Former Bank premises
- Flexible lease terms available

EPC

An EPC can be made available upon request.

Viewing

By appointment via this office:

Adam Caplan
t: + 44 20 7182 2650
m: + 44 7753 300 982
e: adam.caplan@cbre.com

Location

The town of Hadleigh forms part of the Borough of Castle Point in the County of Essex on the north side of the Thames Estuary. Hadleigh is approximately 8 miles east of Basildon, 5 miles west of Southend on Sea and approximately 18 miles south of Chelmsford. The town is situated on the A13 close to its junction with the A129 which provides access to the A127 and A13 dual carriageways. Junctions 29 and 30 of the M25 are approximately 12 miles to the west.

Description

The property is arranged over basement and ground floor. The ground floor provides the main sales area with a strongroom and safe located at basement level.

Accommodation

Basement	33.9 sq m	365 sq ft
Ground Floor	93.5 sq m	1,005 sq ft
Total	170 sq m	1,822 sq ft

Tenure

The property is held on an existing FRI lease due to expire 11/01/2022 at a passing rent of **£14,900** per annum exclusive with a rent review scheduled 25/12/2018. The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954.

Consideration

Offers accepted on the basis of assignment or sub-lease at the passing rent of £14,900 pa.

Rates

We are informed by the Local Rating Authority that the current rateable value of the property is £12,250 and the rates payable are £5,880 per annum. The UBR for 2018/2019 is **48p**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

CBRE

Hadleigh

HIGH STREET

LONDON ROAD

St James's Church

Car Park

Hadleigh United Reformed Church

Promap
LANDMARK INFORMATION GROUP

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