

**TO LET  
GROUND FLOOR OFFICE/RETAIL UNIT  
FORMER NATWEST BANK  
APPROX. 850 SQ. FT. (79.0 SQ. MS)**



**124-126 London Road, Benfleet,  
Essex, SS7 5SQ**

**LOCATION**

Close to an extremely busy junction and the focal point of a comprehensive parade, with Domino's next door, other occupiers including Wimpy, Co-Op and Ladbrokes.

**DESCRIPTION**

The space to be let will comprise some 850 sq. ft. of the former Banking Hall, which is situated in a very busy location known as 'Tarpots' and only yards from an equally busy junction. Other traders nearby include Domino's, Wimpy, Grouts Bakers, Ladbrokes & Co-Op. Suitable for a wide variety of uses. Parking to the rear of the property may be negotiable.

**RENT: £14,000 per annum plus VAT**

## PROPERTY

All measurements are approximate, and have been measured on a Net Internal Basis (NIA). The rear of the ground floor is currently being converted into two, one bed studio apartments and therefore some building works will need to be conducted to the remaining commercial unit depending on the tenants' requirements. Said works will be the ingoing tenants' responsibility.

Ground Floor: Approx. 850 sq.ft. (79.0 Sq. Ms)

## FEATURES

- Substantial Former Bank Premises
- Very Busy Location (Tarpots)
- Suit Many Alternative Uses STP
- Approx. 850 Sq.Ft.
- Rear Access & Parking
- Available Immediately

## TENURE

The property is to let, for a period to be agreed, at a rent of £14,000 pa plus VAT. All other terms and conditions by negotiation.

## RATES

The 2017 rating valuation is for the ground floor and two floors above. Prospective tenants will need to make enquiries of the local Business Rates Department to satisfy themselves in respect of the liability to Business Rates of the space to be let.

## LEGAL FEES

Each party is to be responsible for their own legal fees.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

## VIEWING

All appointments to view are through Dedman Gray on 01702 311 111.

**Email:** [commercial@dedmangray.co.uk](mailto:commercial@dedmangray.co.uk)

**Website:** [www.dedmangray.co.uk](http://www.dedmangray.co.uk)

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