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# TO LET

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- ✔ Suitable for a variety of uses
- ✔ Located opposite the main station entrance
- ✔ 2.357 million passengers per annum



Benfleet Railway Station, Ferry Road, Benfleet SS7 1NF

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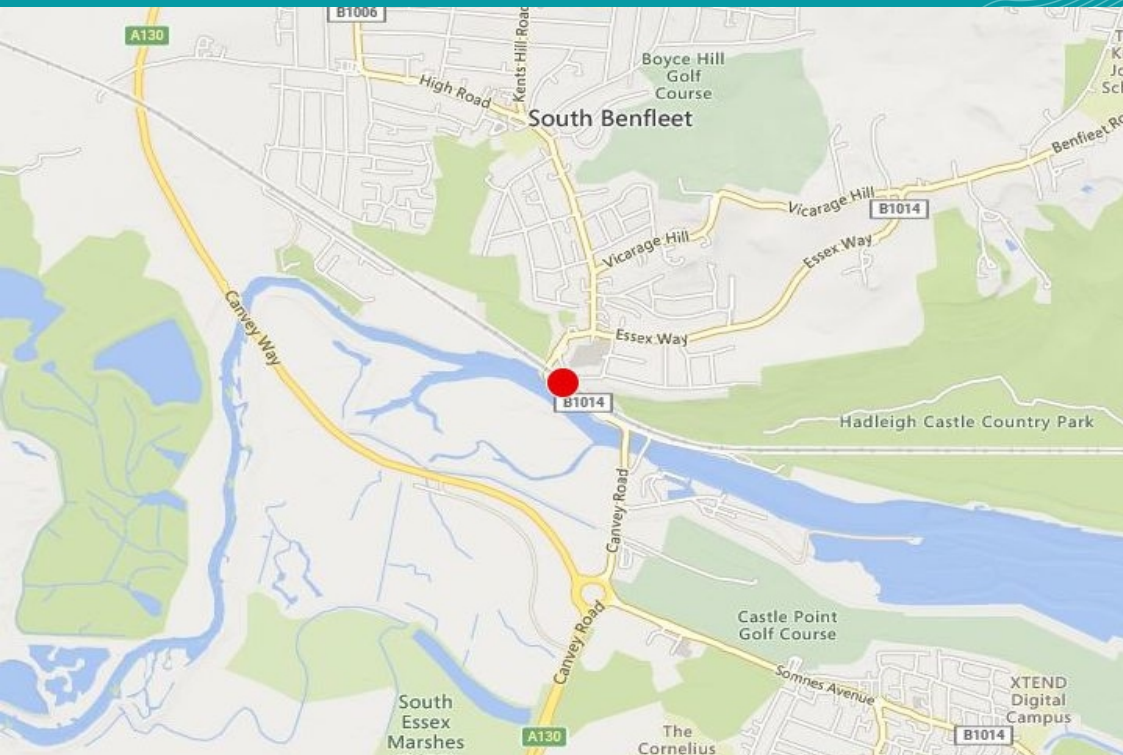
Retail Opportunity

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93 Sq Ft  
(9 Sq M)

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# Benfleet Railway Station, Ferry Road, Benfleet SS7 1NF



## DESCRIPTION

A stand alone serve over counter retail kiosk with flat roof and mechanical roller shutter located opposite the station entrance, suitable for a variety of uses. Other tenants at the station include a platform café and cash machine.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>93</b>	<b>9</b>

## SERVICE CHARGE

7.5% of the passing rent per annum exclusive.

## LOCATION

Benfleet Station is a busy commuter station with regular services to Southend and London Fenchurch Street. The station is located in a predominantly residential area and is approximately 5 miles from the A13. The annual passenger flow is circa 2,357

## TERMS

6 year lease contracted out of Section 24-28 of the Landlord & Tenant Act 1954.

## RENT

Rental offers are invited based on a percentage of turnover (net of VAT) subject to a minimum guaranteed rent in the region of £9,500 per annum

## BUSINESS RATES

The current Rateable Value of the property according to the Valuation Office is £5,600.

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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