



# LONG LEASEHOLD

## ASKING PRICE: £157,500

### SITUATION AND DESCRIPTION

Hair and Son bring to the market this lock up retail premises for sale, which is located within High Road, Benfleet. The premises is let on a 5-year lease term at a rent of £11,500 Per Annum on a lease expiring in September 2028. The current use of the premises is for beauty & aesthetics (Class E).

The premises is to be sold on a long leasehold with a new 999-year lease and a ground rent of £200 Per Annum.

## ACCOMMODATION

MAIN SALES AREA: 15,7" X 23'10" REDUCING TO 14'  
KITCHEN: 6'6" X 5'9"  
W/C

GROSS INTERNAL FLOOR AREA: 392 SQ.FT (36.5 SQ.M)

## DESCRIPTION

A lock up retail premises located along a busy stretch of High Road, Benfleet. The premises comprises of 325 SQ.FT (30 SQ.M) of main sales area which has been decorated to a high standard by the current tenant. Benefits include 2/3 parking spaces to the front forecourt, air conditioning (not tested), combination boiler serving both hot water and heating (not tested).

The premises is let on a 5-year lease term at a rent of £11,500 Per Annum on a lease expiring in September 2028. The current use of the premises is for beauty & aesthetics (Class E).

The premises is to be sold on a long leasehold with a new 999-year lease and a ground rent of £200 Per Annum.

## RATEABLE VALUE

The April 2026 onwards rateable value is £8,900 which is chargeable at 49p. in the pound (small business rate relief may apply).

## ENERGY PERFORMANCE

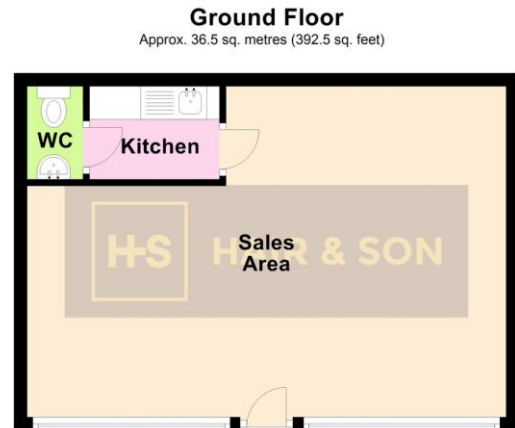
The energy performance Certificate shows a rating of TBC

## TERMS

£157,500 is required for our clients Long Leasehold interest in these premises. A new 999-year lease with a Ground Rent of £200 Per Annum is to be organised for completion of the sale.

## VIEWING

By prior appointment via Hair and Son LLP: 01702 394959 (Option 3).



Hair & Son – 01702 394959 (Option 3)

[www.hairandson.co.uk](http://www.hairandson.co.uk)

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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