



Unit 1 Hawk Hill, Battlesbridge, Essex, SS11 7RJ
RENT - £22,500 PER ANNUM (£1,875 PCM)

The property comprises a ground floor showroom with ancillary storage and offices over together with allocated parking for 6 cars located on Hawk Hill, Battlesbridge and a short distance from Battlesbridge Antiques Centre and the Hawk Public House.

The premises are currently used as a kitchen/bathroom showroom but would suit a variety of other Class E Retail uses. The existing tenant is vacating at the end of this year, and we expect the premises to be available from April 2025. Battlesbridge rail station is within close proximity.

VIEWING RECOMMENDED

Full Description

A showroom with ancillary storage / office + allocated parking for 6 cars.

accommodation

SHOWROOM 58'7" x 27'3" Incorporating

Male and female w.c.s

Staircase leading to

FIRST FLOOR

STORAGE / OFFICES 8'9" 43'2"

Kitchen 8'9" x 7'8"

GROSS INTERNAL FLOOR AREA 2,038 SQ.FT. (189 SQ.M.) (including first floor accommodation)

Location

The property is located on Hawk Hill, as short distance from Battlesbridge Antique Centre and the Hawk Public House.

Services

Mains electricity and water.

Terms

The premises are to let on a new lease for a term to be agreed at a rent of £ 22,500 per annum + VAT per annum.

N.B. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Viewing

By prior telephone appointment via Hair & Son: 01702 394959 (Option 3)

Rates

The rateable value is £17,500 which is chargeable at 49.6p in the pound for the rating year to April 2025.

VAT

The property is VAT elected.

Legal Costs

The ingoing tenant is to be responsible for the landlord's legal costs.

Service Charge

To be confirmed

Parking Notes

Allocated parking or 6 cars to the front of the showroom.

Planning

Class E Retail