



2a, The Approach, Rayleigh, Essex, SS6 9AA

£12,000 Per Annum

The property is located a short distance from Rayleigh Station and almost opposite The Traveller's Joy Public House and comprises a ground floor retail premises (Class E) which is currently used as a dry cleaning drop off point but would suit a variety of other Class E uses subject to landlord's consent.

There is a forecourt which provides some car parking on an informal basis. However the driveway to the side must remain clear at all times.

Full Description

A Class E retail premises currently used as a dry cleaners drop off point but suitable for a variety of Class E retail/office uses.

Accommodation

FRONT SALES 18'7" x 12'8" Light partition leading to:

REAR SALES 17'3" X 18'8"

KITCHEN/STORE ROOM 11'4" X 10'4"

INTERNAL W.C. 3'1" X 10'4"

GROSS INTERNAL FLOOR AREA 704 SQ.FT. (65 SQ.M.)

EXTERNALLY:

FORECOURT WITH INFORMAL CAR PARKING

Location

The premises is located close to Rayleigh Station and almost opposite The Traveller's Joy Public House.

Services

Mains water and electricity.

Terms

The premises are held on a full repairing and insuring lease for a term of 20 years with effect from February 2015 at a current rent of £12,000 per annum exclusive. There is a rent review due in February 2027.

Our client requires a premium of £5,000 for their leasehold interest in these premises.

Rates

The rateable value is £11,500 which is chargeable at 49.6p. in the pound for the rating year commencing April 2026. Small business rate relief may apply.

VAT

The property is currently not VAT elected.

Commercial Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

01702 394959

<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.