

TO LET

First Floor Offices / Clinic Space
Town Centre Location

302 sq. ft. (28 m²)

38A HIGH STREET
Rayleigh, Essex, SS6 7EF



- Former Aesthetics Clinic
- Suitable for Alternative Uses (STP)
- Located Near to Various Restaurants and Bars
- Town Centre Position
- Established Commercial Location
- Busy Main Road Thoroughfare

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Occupying a prominent position along High Street, Rayleigh near to the junction with Bellingham Lane, located within a busy retailing pitch, popular with local boutiques and various restaurants and bars.

DESCRIPTION

Accessed via shared entrance leading to first floor suite/clinic currently arranged as main reception and waiting area together with two partitioned office/treatment rooms that could be converted to provide open plan accommodation. There is a single WC.

There is a loft area accessed via a drop down ladder providing additional storage.

ACCOMMODATION

First Floor Area	302 sq. ft. (28 m ²)
Loft (Storage)	86 sq. ft. (8 m ²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available by way of a new lease.

RENT

£12,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £7,400. We believe that small business rates relief may therefore be available and interested parties are advised to make contact with the local authority rates department for verification of rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of B-36.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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