# TO LET

Former Bar Premises

Alternative Uses Considered (STP)

293 sq. ft. (27 m²)

## 1A CROWN HILL

Rayleigh, Essex, SS6 7HA



- Prominent Roadside Position
- Suitable for Alternative Uses (STP)
- Established Commerical Location
- External Decking / Seating Areas
- Town Centre Position
- Busy Main Road Thoroughfare

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

**Kemsley LLP** Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ








**LOCATION**
Occupying a prominent position set back from the busy junction with High Street, Rayleigh, located within an established retail and leisure area. The building is opposite the locally recognised Rayleigh Lanes with a strong mix of both recognised and independent occupiers, restaurants and bars.

**DESCRIPTION**
The building offers dual entrances from either end of the main ground floor area, being a former bar, arranged as a single open plan room with toilet. Seating is located around the perimeter of the room with small bar area.

Externally, there is decking and additional seating areas to the both the front and rear along with adjoining terrace area fronting out onto Crown Hill.

**ACCOMMODATION**

| | |
|---|---|
| Total | 293 sq. ft. (27 m²) |

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

**TENURE**
The property is available on a leasehold basis, further detail upon application.

**RENT**
£12,500 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 £8,000. Interested parties are advised to make their own enquiries of the relevant local authority.

**SERVICE CHARGE**
Further details on application.

**EPC**
The property has an EPC rating of B-30.

**LEGAL FEES**
Each party to bear their own legal costs incurred in any 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:

Chris Cornhill
Tel: 01268 290298 / 07342 038292
Email: chris.cornhill@kemsley.com

Pravi Sidhu
Tel: 07484 545561 / 07484 545561
Email: pravi.sidhu@kemsley.com

Ref: AB3009

KEMSLEY LLP
PROPERTY CONSULTANTS
**01268 532425**
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.









KEMSLEY LLP
PROPERTY CONSULTANTS
**01268 532425**
**www.kemsley.com**

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.