

Everett Newlyn

Chartered Surveyors & Commercial Property Consultants

Shop to Let Knightswick Shopping Centre, Canvey Island Unit 2 Furtherwick Road

LOCATION:

The Knightswick Centre is located in the heart of Canvey Island and benefits from being adjacent to the town's principle car park which offers some 300 spaces. The scheme is anchored by **Sainsbury's** and **Peacocks**, whilst other national multiples within the scheme include **M&Co.**, **Shoe Zone** & **Paddy Power**.

These premises are located in a prime position on Furtherwick Road close to the entrance of the shopping centre with nearby retailers including **Nationwide**, **Coral**, **Greggs**, **Specsavers** and **Halifax**.

ACCOMODATION:

The premises are arranged on ground floor and offer the following approximate dimensions and net internal floor areas:-

Ground Floor Sales 872sq. ft. (81.01 sq. m)

LEASE:

The premises are available to let on a new effectively full repairing and insuring lease for a flexible term to be agreed at a rental of **£15,000 per annum exclusive**.

SERVICE CHARGE:

The current annual service charge payable is £4,470.

EPC:

A full EPC is available upon request



RATES:

The Valuation Office Website indicates that the premises have been assessed for rating purposes as follows:

Rateable Value £11,000

This may result in an entitlement to 100% small business rates relief. Interested parties are advised to make their own enquiries of the local authority.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING:

Subject to vacant possession and strictly by appointment through joint agents:

Everett Newlyn contact Paul Everett
pre@everettnewlyn.co.uk

or Green & Partners –

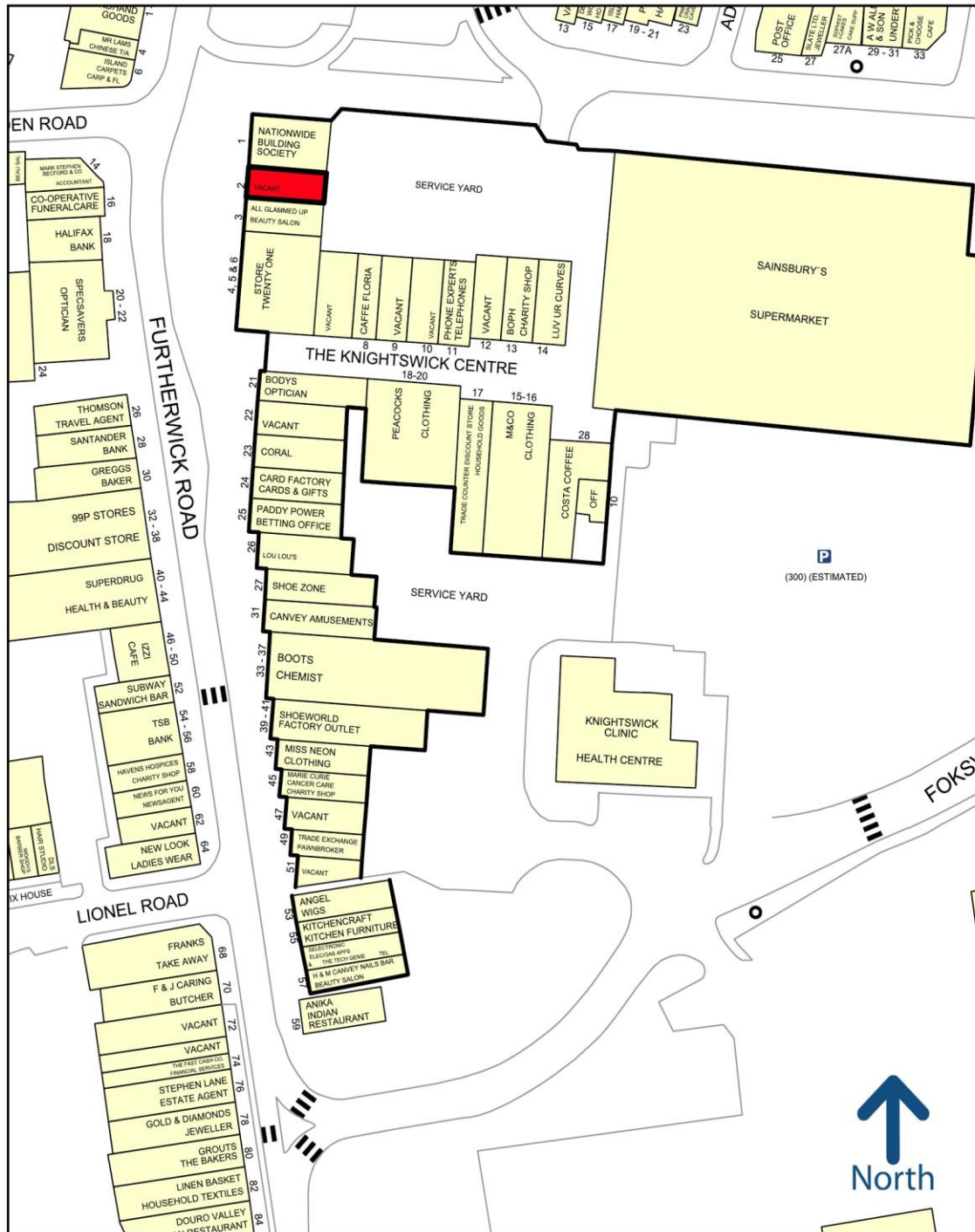
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50 metres

Experian Goad Plan Created: 18/01/2017
Created By: Everett Newlyn



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