

Shop To Let Knightswick Shopping Centre, Canvey Island Unit 26 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 **Costa Coffee** **M&Co.**, **Shoe Zone**, **Nationwide**, **Paddy Power** & **Card Factory**.

ACCOMODATION:

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

Gross Frontage	19ft 7ins (5.97m)
Net Frontage	17ft 10ins (5.43m)
Internal Width	18ft 11ins (5.77m)
Shop Depth	59ft 2ins (18.03m)
Ground Floor Area	1,063 sq. ft. (98.76sq. m)

LEASE:

The premises are available to let on a new effectively full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year at a commencing rental of **£20,00 per annum exclusive**.

SERVICE CHARGE:

The current annual service charge payable is £4,412.

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 £12,000

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:

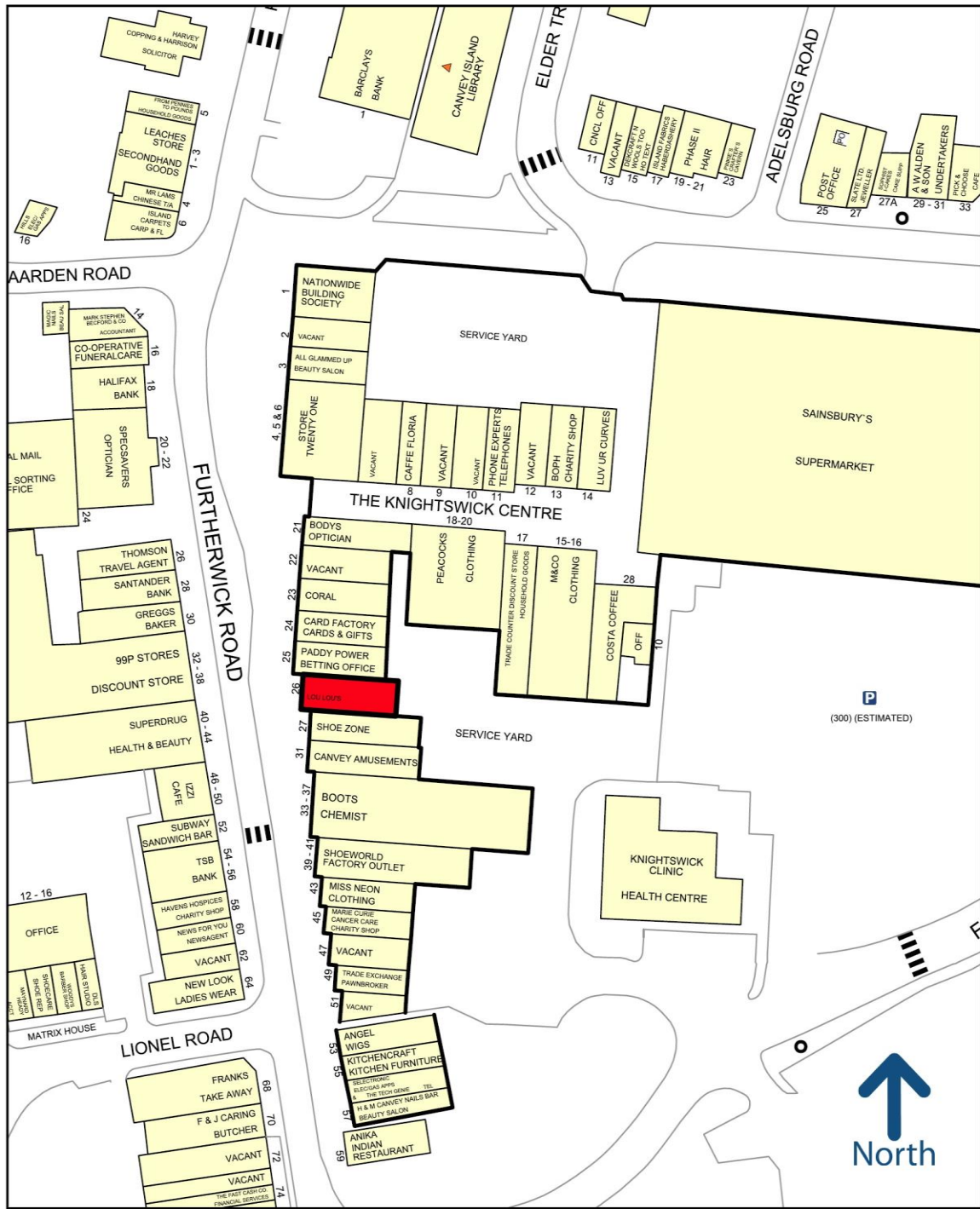
Subject to vacant possession and strictly by appointment through joint agents:

Everett Newlyn contact Paul Everett

pre@everettnewlyn.co.uk

or Green & Partners –

Matt Beardall 020 7659 4836



50 metres

Experian Goad Plan Created: 23/01/2017
Created By: Everett Newlyn



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