

Everett Newlyn

Chartered Surveyors & Commercial Property Consultants

Shop to Let Knightswick Shopping Centre, Canvey Island Unit 17, Furtherwick Road

LOCATION:

Canvey Island is a popular seaside resort located on the south coast of Essex, approximately 3 miles south east of South Benfleet and 10 miles west of Southend on Sea. The town has an urban population in the region of 40,000 and a district population in the region of 86,000.

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.**, **The Works**, **Costa**, **Shoe Zone** & **Paddy Power**.

These premises are located within the covered section of the centre on the Mall which links the 300 space car park to Furtherwick Road.

ACCOMODATION:

The premises are arranged on ground floor only and offer the following approximate floor areas:-

Sales	1,326sq. ft. (123.19 sq. m)
Ancillary	361 sq. ft. (33.54 sq. ft.)

LEASE:

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at a rent of **£22,500 per annum exclusive**.

SERVICE CHARGE:

£8,562 + VAT for the current financial year.

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:

Strictly by appointment through joint agents:
Everett Newlyn contact Paul Everett
pre@everettnewlyn.co.uk

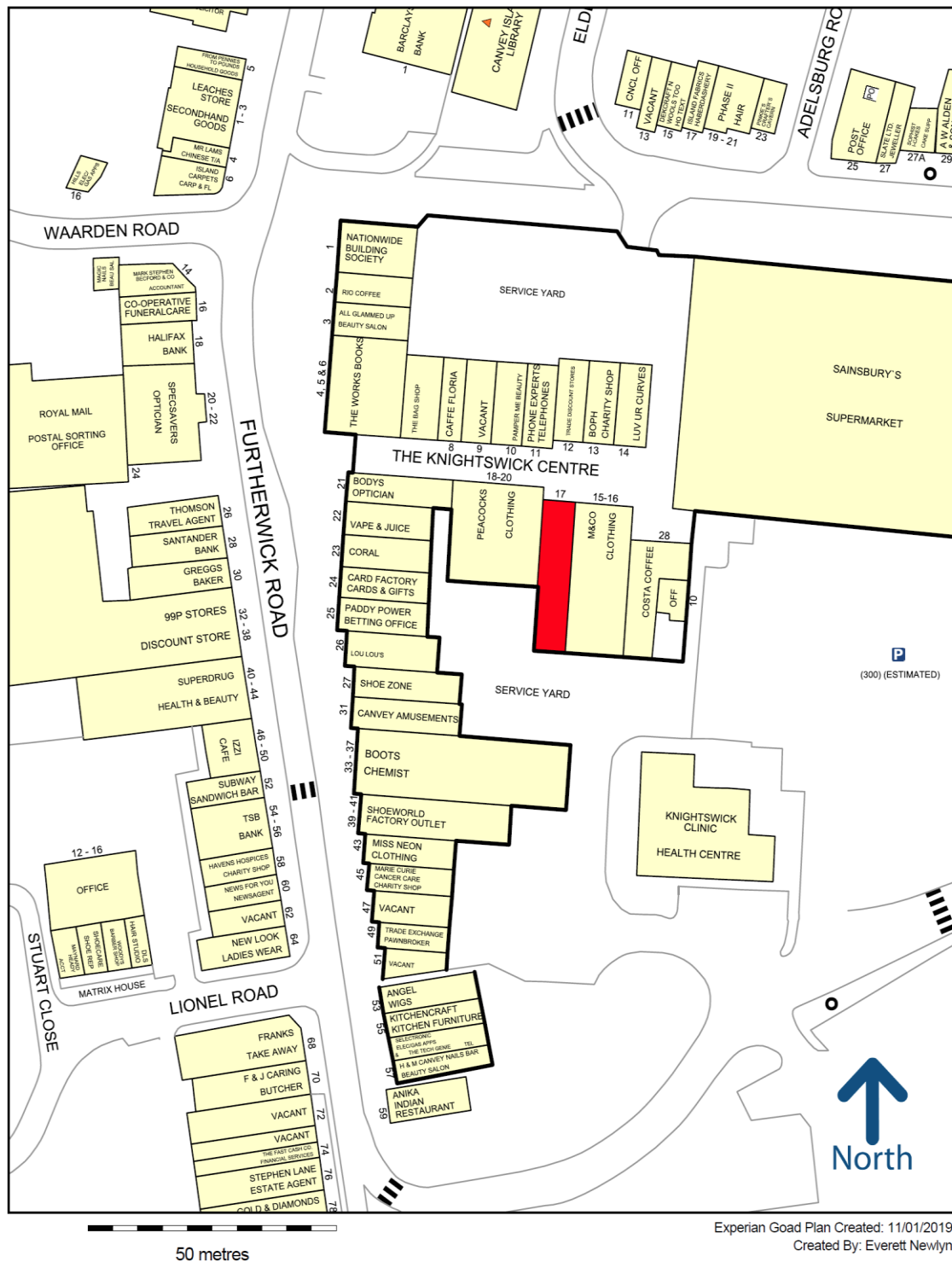
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