

HOCKLEY



TO LET

11A Main Road,
Hockley,
Essex SS5 4QY

RETAIL UNIT
626 SQ. FT. (58.15 SQ.M.)



**A5 HOT FOOD TAKEAWAY USE
GRANTED**



POPULAR BUSY LOCATION



PARKING TO THE REAR



LONG TERM LET AVAILABLE



**RENT JUST £15,000 PER ANNUM,
EXCLUSIVE**



Ayers & Cruiks
COMMERCIAL

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DESCRIPTION AND LOCATION

The property is situated on the busy Main Road, Hockley which is a popular trading location and a main throughfare to and from Rayleigh and Rochford. Hockley train station is just a short walk away with direct routes into London.

The large ground floor shop comprises of an open retail unit to the front which leads to a kitchenette and W.C. The property affords parking to the rear.

Permission has recently been granted for Sui Generis A5 hot food take away.



ACCOMODATION

Main shop area 626 SQ. FT (58.1 SQ. M.)

EPC

Rating of C-70
Certificate available upon request.

BUSINESS RATES (2022/2023)

Rateable value	UBR	Rates Payable
£6,800	49.9	£3,332

Interested parties are advised to confirm the rating liability with Rochford District Council.

LEGAL COSTS

Ingoing tenant is responsible for landlord's legal cost.

TENURE

Leasehold

RENT

£15,000 per annum plus VAT if applicable

VIEWING

Strictly by prior appointment with the vendor's appointed agent **Ayers&Cruik**s



Misrepresentation Act 1967

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