

SHOP TO LET

# CANVEY ISLAND

UNIT 17, FURTHERWICK ROAD  
KNIGHTSWICK SHOPPING CENTRE

## DESCRIPTION

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 86,500.

The Knightswick Centre is located in the heart of Canvey Island and benefits from being adjacent to the town's principal 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**, **Nationwide**, **Paddy Power**, **Shoe Zone** and **Specsavers**.

These premises are located within the covered section of the centre on the Mall which links the 300 space car park to Furtherwick Road, being close to **Card Factory** and **Body's Opticians**.

## ACCOMMODATION

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

<b>Ground Floor Sales</b>	1,326 sq. ft.	(123.19 sq. m)
<b>Ground Floor Ancillary</b>	361 sq. ft.	(33.54 sq. m)

## LEASE

The unit is available on a new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

## RENT

# £22,500

per annum exclusive.

*Subject To Contract*

## SERVICE CHARGE

The current service charge for the financial year is £8,562 plus VAT per annum exclusive.

## BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value:</b>	£12,000.00
<b>Rates Payable (18/19):</b>	£5,592.00

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

## EPC

The property has an EPC rating of C 56. A full report is available upon request.

## LEGAL COSTS

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

## VIEWING

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

**Matt Beardall** 020 7659 4836  
matt.beardall@greenpartners.co.uk

**Harry Jeffery** 020 7659 4837  
harry.jeffery@greenpartners.co.uk

Or, **Everett Newlyn**, contacting:

**Paul Everett** 01245 465060

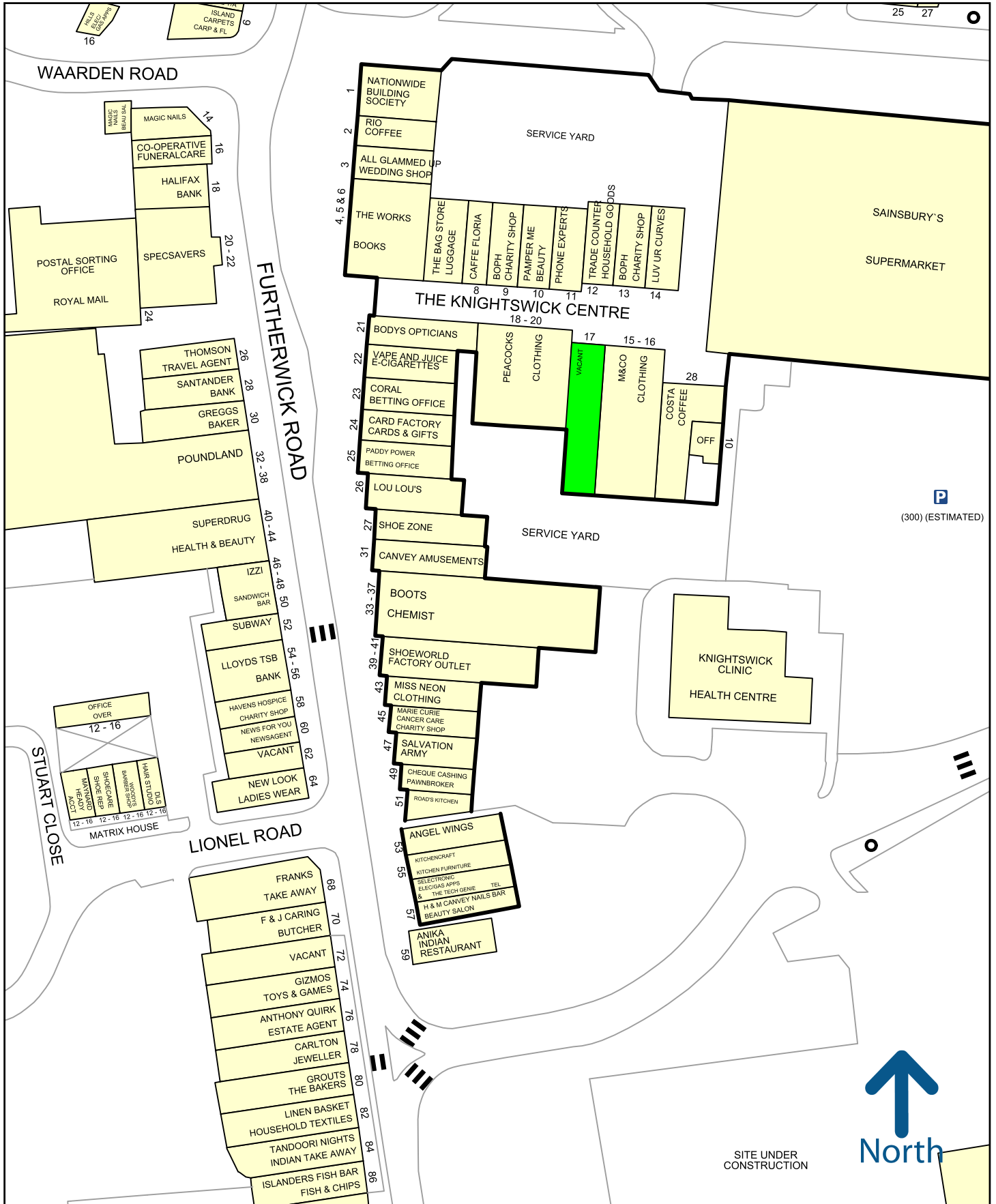
020 7659 4848

greenandpartners.co.uk

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Green & Partners is the trading name of Green & Partners LLP.  
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50 metres

Experian Goad Plan Created: 09/01/2019  
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