



1 HIGH STREET, CANVEY ISLAND, ESSEX SS8 7RA CLASS E USE

Prominent town centre building with parking. Suitable for a variety of uses, including retail, restaurant, bar, office and medical use.

Location

Canvey Island is a seaside town located on the south Essex coast by the Thames Estuary, approximately 3 miles southeast of Benfleet and 10 miles west of Southend on Sea. The property is situated at the junction of Knightswick Road and the High Street, opposite the Knightswick Centre. Nearby traders include **Sainsbury's**, **Boots the Chemist**, **Poundland**, **Superdrug** and **The Library**. The main town centre car park is at the rear of Sainsbury's with 300 spaces.

Description

The property comprises a prominent standalone building, providing the following approximate floor areas:

Ground Floor	4,625 sqft
First Floor	430 sqft
TOTAL	5,055sqft
Parking	14 Spaces

Rent

Offers over £60,000 exclusive of rates and all outgoings.





Tel: 020 7039 0130

Lease

The premises are available on a new 10-15 year lease, subject to 5 yearly rent reviews.

Rating

Rateable Value 2023/2024 £51,500

Rates Payable 2023/2024 £27,243

Viewing

To be arranged through:

JP Retail

James Peasnell – james@jpretail.co.uk

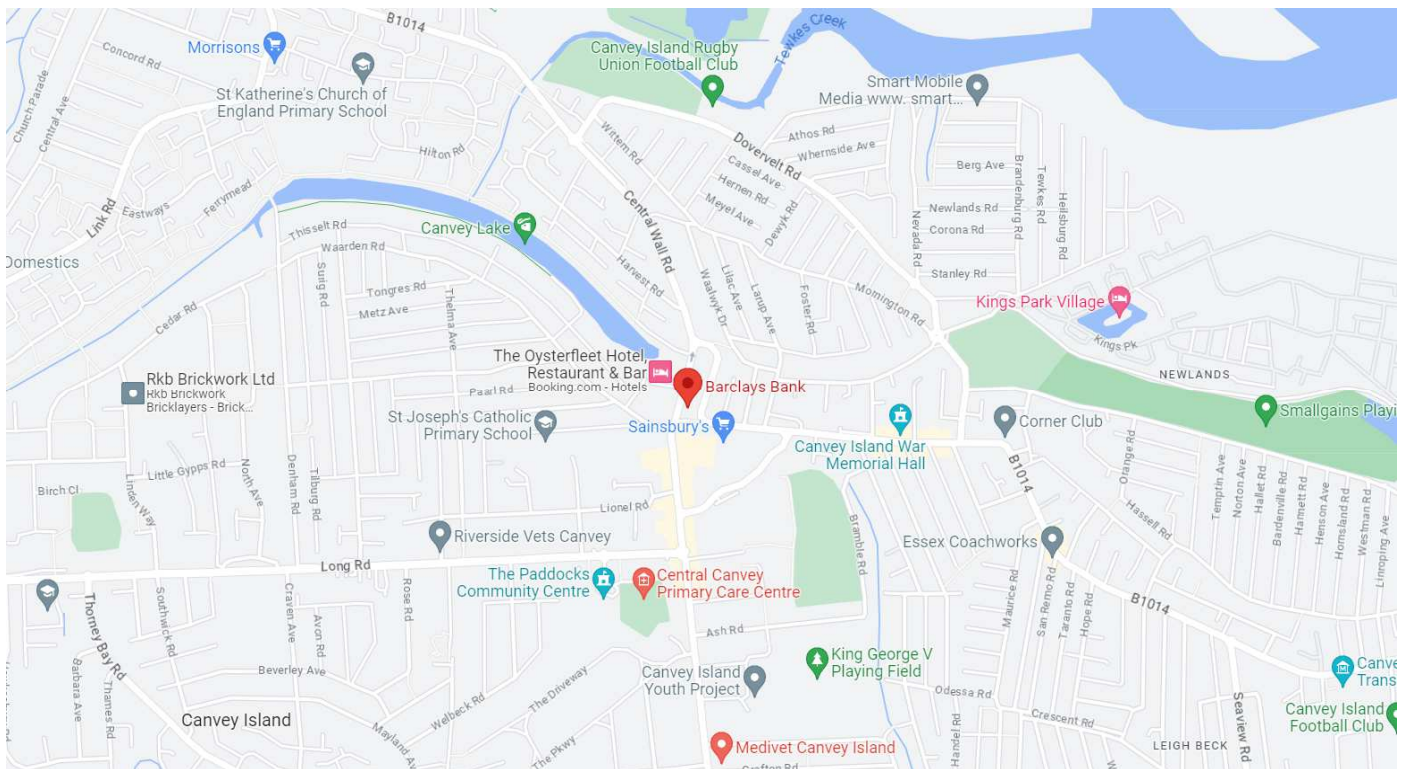
Mbl: 07967 697 918

Or joint agent:

Crump Winter

Mike Crump – mike@crumpwinter.com

Mbl: 07970 274 222



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