



Jacob's

POP IN
FOR MORE THAN
YOU'D EXPECT

Fresh fruit
& vegetables

Quality meats
& ready meals

Bread & pastries

Frozen food

Cupboard fillers

Snacks & treats

Beer & wines

50 Linden Way
Canvey Island,
Essex, SS8 9JB

TO LET, CANVEY ISLAND ESSEX,
RETAIL SHOP IN APPROX. 725 SQ.FT.



50 Linden Way, Canvey Island, Essex, SS8 9JB

Property: All dimensions are approximate, and were measured on a GIA (Gross Internal Area) basis:
Retail Shop 451 sq.ft. WC with hand wash basin 31 sq.ft. Stores 97 sq.ft. & 149 sq.ft. Rear extension/store 244 sq.ft.

- Shop & Premises Approx. 725 Sq.Ft.
- In Residential Location
- Suit Niche/Destination Activity
- Immediate Availability
- To Let On Flexible Terms



Tenure/Rent: To let by way of a FR&I lease for a number of years to be agreed. We are inviting rental offers.

Business Rates: The current rating assessment shows a rateable value of £5,400. Being below the threshold, qualifying occupants will be able to claim 100% Small Business Rates Relief. Interested parties should however satisfy themselves in all respects.

Planning: Interested parties are recommended to make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with the current planning policy.

Energy Performance Certificate: A copy of the EPC (D Rating) is available on request.

Legal Fees: Each party is to be responsible for their own legal fees.

Viewing: All arrangements to view are via Gerard Biagioni on 01702 311 039.