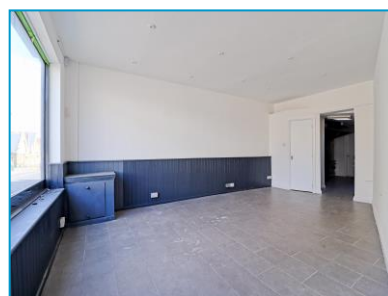
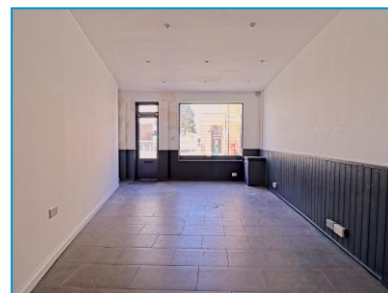




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## High Street, Rayleigh



**Morgan Brookes believe** - This secure garage offers a practical solution for personal or business use in the popular Felmores area of Basildon. Positioned in a quiet residential street near Pitsea Market, with excellent access to local shops, main roads, and public transport, it's ideal for vehicle storage, tools, or general use. Available now with flexible terms.

### Key Features

- Ground Floor Unit Offering Approximately 363 sq.ft.
- Flexible Layout
- Ample Storage
- High Foot Traffic Location
- 0.5 Miles To Rayleigh Station
- Available Now
- Long Lease Available

**Monthly Rental Of  
£750**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# High Street, Rayleigh

## Entrance

Double glazed panelled door to:

## Entrance Area

Opens to:

## Front Reception

**25' 0" nt 18'10" x 15' 9" nt 9'4" (7.61m nt 5.74m x 4.80m nt 2.84m)**

Double glazed window to front aspect, partitioned walls, meter cupboard, wall sockets, tiled flooring, smooth ceiling incorporating down lights, opens to:

## Kitchen/Reception

**16' 3" nt 11'5" x 8' 5" (4.95m nt 3.47m x 2.56m nt 1.44m)**

Double glazed window, fitted range of wall and base units, roll top work surfaces incorporating stainless steel sink and drainer unit, splash back tiling, wall sockets (unconnected), commercial extractor unit available (can be removed) smooth ceiling, door to:

## Rear Storage Area

**15' 2" x 5' 0" nt 3'5 (4.62m x 1.52m nt 1.04m)**

Fire exit ONLY to rear, smooth ceiling.

## WC

Hand basin with hot water system, low level WC.

## Additional Information

Rent: £750 pcm

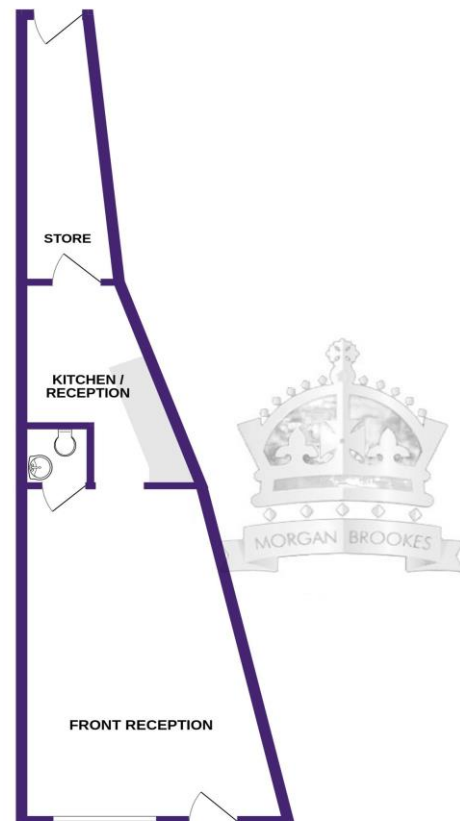
Deposit - 3 Months

Length of Lease: Long Term

Business Rates: 1 April 2023 to Present: Rateable Value: £6,000.00

Usages: Class A3, A5 & E

GROUND FLOOR



**Local Authority Information**  
**Rochford District Council**

**01268 755626**

**morganbrookes.co.uk**

**Monthly Rental Of**  
**£750**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.