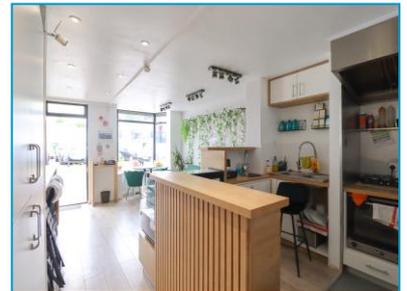




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



High Street, Benfleet



Morgan Brookes believe - This charming cafe offers excellent potential for a successful business! Located directly next door to Benfleet Train Station, the cafe offers convenience for commuters & city workers with a huge amount of daily footfall. This would be the perfect spot for your café dream!

Key Features

- Superb Cafe Space.
- Available Immediately.
- Recently Refurbished Throughout.
- Huge Amount of Daily Footfall.
- Superb South Benfleet Location.
- Positioned Directly Next to Benfleet Train Station.
- Call Morgan Brookes Today.

**Monthly Rental Of
£950**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

High Street, Benfleet

Entrance

Wooden paneled door leading to:

Service Area

12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed bay window to front aspect, wall mounted breakfast bar, service bar, smooth ceiling incorporating inset downlights, wood effect flooring, opening to:

Kitchen

12' 7" x 7' 4" (3.83m x 2.23m)

Base & wall mounted units, roll top work surfaces incorporating stainless steel sink, commercial double stainless steel sink, commercial extractor fan, wood effect flooring.

Cloakroom

Wash hand basin with vanity unit, low level W/C, smooth ceiling, tiled flooring.

Front Of Property

Advertising fascia, space for outdoor seating.

Additional Information

Deposit - £1,900

Length of tenancy - 1 Year Minimum

Council tax band - England

Rent includes water bill.

GROUND FLOOR



MORGAN BROOKES

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility to check for any mis-statement or omission remains with the purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser is advised to verify the accuracy of the plan and to check the details of the property as shown. Made with Metreplan ©2022

Local Authority Information

Castle Point Borough Council

Council Tax Band: A

01268 755626

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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.