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 dimensions and net internal floor areas:

| Ground Floor Sales | 990 sq. ft. (91.97 sq. m) |

LEASE
The property is available on a new short term lease for a

The premises are available for temporary occupation at an all inclusive rental of **£350 per week**, excluding utility costs and VAT (is applicable).

SERVICE CHARGE
The current service charge for the financial year is **£4,546 per annum exclusive**.

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

- **Rateable Value**: £9,600.00
- **Rates Payable (19/20)**: £4,713.60

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 D 96. 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
2 Goa’s Court, St Christopher’s Place, London W1U 1JA