

TO LET

E Class Premises

Approx. 1,391 Sq. Ft. (129.22 Sq. M.) N.I.A.

49-51 ORSETT ROAD

Grays, Essex, RM17 5JH



- Available Now
- New Lease Available
- First Floor Offices
- Fully DDA Compliant
- Parking to Rear
- Popular Trading Location

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

Grays is situated in the Thames Gateway approximately 25 miles to the east of Central London accessed via the A13 trunk road, which provides good communications throughout the South East Essex area and direct links to London and the M25 Motorway which in turn gives access to the National Motorway Network. Grays mainline railway station provides services to London Fenchurch Street.

DESCRIPTION

Ground and first floor retail accommodation designed to offer a large retail space to the ground floor with offices, stores and w/c facilities to the rear. The first floor offers a good sized open plan office together with associated store/offices. The property is currently let until April 2019, however, the landlord is willing to agree a surrender of the existing lease should an new tenant be found. It is conveniently positioned in the town and it neighbored by various professional service providers. The property is fully DDA compliant and offers a ramp to the entrance and a disabled toilet on the ground floor.

ACCOMMODATION

Ground Floor	1,029 Sq. Ft.	(95.59 Sq. M.)
First Floor	363.5 Sq. Ft.	(33.77 Sq. M.)
Total	1,391 Sq. Ft.	(129.22 Sq. M.)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The premises are available upon fully repairing and insuring lease. Further details upon application.

EPC

D - 81.

RENT

£25,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Local Authority we are advised the premises has a rateable value of £27,500. Based upon the current Uniform Business Rate we believe the rates payable amount to £13,502.50 for 2019/20.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

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