

FOR SALE

Commercial Building

783 sq. ft. (73 m²)

45A & 45C ORSETT ROAD

Grays, Essex, RM17 5HJ



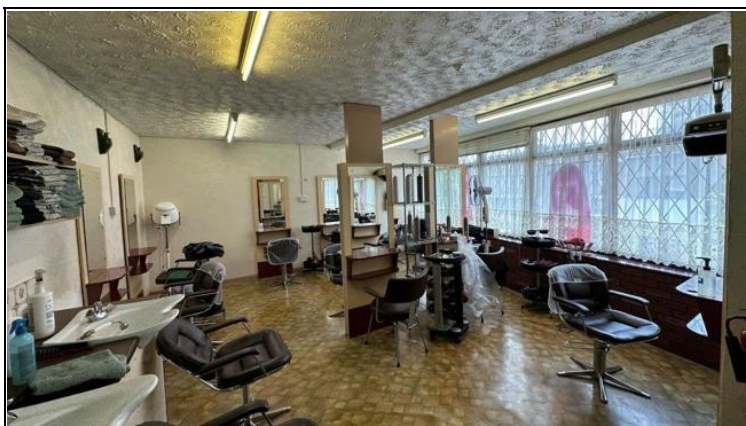
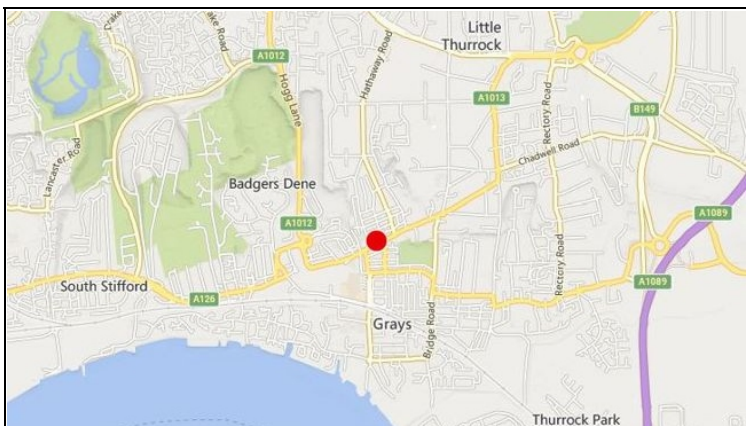
- Self Contained Ground Floor Shop
- Fronting Cromwell Road
- Town Centre Location

- First Floor E Class Premises
- Freehold
- Full VP Available October 2023

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

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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

End of terrace freehold premises located in the town centre of Grays. The property comprises a ground floor lock up shop and a first floor hairdressing premises, both within E Class retail use. We are able to offer full vacant possession of the building by October 2023. The property could suit a variety of uses or redevelopment subject to planning. Each space is fully self contained and benefit from w/c's and kitchen facilities. Viewing comes highly recommended.

ACCOMMODATION

Ground Floor Shop	280 sq. ft. (26 m ²)
F/F - G/F Reception	75 sq. ft. (7 m ²)
F/F - Main Area	390 sq. ft. (36 m ²)
F/F - Office	110 sq. ft. (10 m ²)
Total	783 sq. ft. (73 m²)

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

TENURE

The property is available upon a freehold basis, further detail upon application.

PRICE

£275,000 Freehold.

VAT

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

BUSINESS RATES

45A:

From enquiries made of the Valuation of Agency, we believe the rateable value to be £5,600 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £2,794.40.

45C:

From enquiries made of the Valuation of Agency, we believe the rateable value to be £6,600 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £3,293.40.

SERVICE CHARGE

N/A

EPC

The property has an EPC rating of E.

CONTACT

Strictly by appointment via sole agents:

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