

# FOR SALE

GUIDE PRICE £300,000

# elwell taylor



42 ORSETT ROAD  
GRAYS  
RM17 5EB

INVESTMENT OPPORTUNITY  
FOR SALE

- HIGH STREET LOCATION
- LET TO ESTABLISHED ESTATE AGENT BUSINESS
- REDEVELOPMENT POTENTIAL
- PARKING



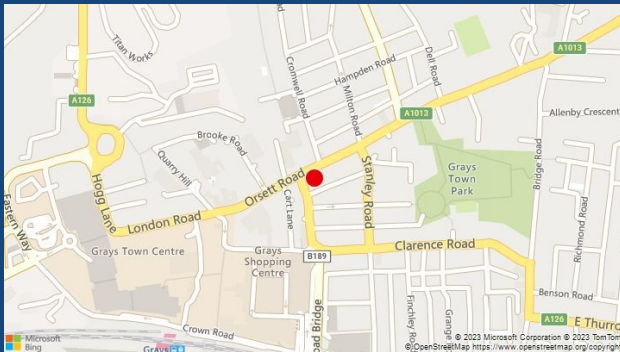
## LOCATION

The property is located in Orsett Road Grays, a commercial area, amongst other Estate Agents, offices and local retailers. Grays offers easy road access to London to the west via the M25, and Southend is easily accessed via the A13 to the East.

## DESCRIPTION

The property comprises a two storey mid terraced Victorian property currently used as an Estate Agents, which is held as an investment at a rent of £17,000 per annum. The ground floor is open plan retail/office area with a fully glazed shopfront, air conditioning, and carpeted throughout. There are stairs to the first floor accommodation, and a rear office/store area, providing access to the rear car park and a ground floor WC. At first floor level there are two offices, a kitchenette, and further WC. To the rear is a gravelled car park with space for up to four vehicles when double parked.

There is potential to partition the ground floor to make the first floor self contained and convert this to self-contained office/residential accommodation.



## ACCOMMODATION

Ground Floor: 628 sq ft  
First Floor: 513 sq ft  
Total: 1,141 sq ft

## CAR PARKING

4 spaces

## TERMS

There is currently a fully repairing and insuring, 5 year lease on an annual rent of £17,000, expiring 10th June 2025. The freehold interest in the property is available with a guide price of £300,000.

## PRICE

Guide Price £300,000

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

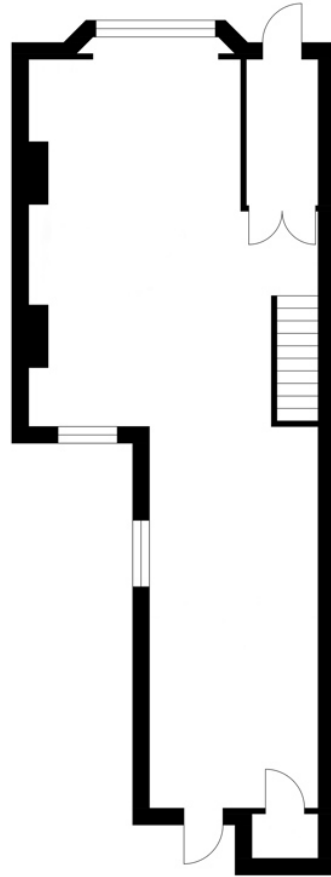
## VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)

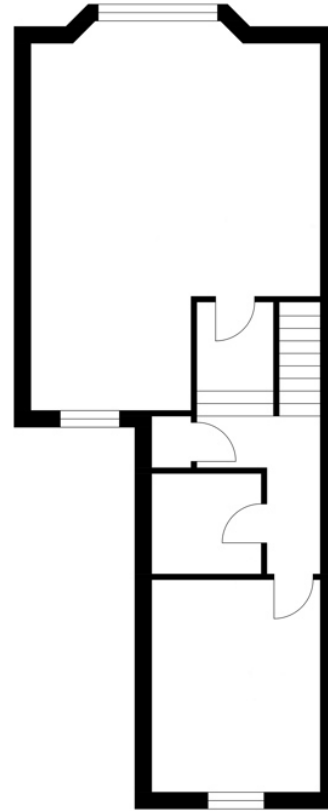


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**Ground Floor**



**First Floor**

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