

1A Stanley Road, Grays, RM17 6QZ



Fully Refurbished Main Road Retail Unit **TO LET**

- Opposite Post Office
- Fronting busy traffic light junction
- Dual Frontage
- Close free and permit parking
- Security shutters
- Alarm
- Air conditioning/heat exchange unit
- Loft storage
- New electrics

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The premises occupy a busy main road position fronting a major traffic light junction, opposite the Post Office. There is a loading bay opposite as well as permit parking within the adjoining roads. Three hour free parking is available within the nearby Queensgate Shopping Centre.

The property

A prominent semi-detached single storey property with dual display frontage, both with electric shutters. The property has been fully refurbished recently to include complete redecoration, new electrics, and air-conditioning. There is a toilet internally.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate net internal floor area is:

235 sq ft 21.9 sq m

Terms

To be let on a new full repairing and insuring lease for a term by negotiation.

Figures

£8,500 per annum exclusive payable monthly in advance. The rent is NOT subject to the addition of VAT. Building insurance £33.45 pcm. Utilities payable in addition.

Energy Performance Certificate

The EPC is D99, expiring March 2032.

Asbestos Report

No asbestos has been identified at the property.

Business rates

The Rateable Value (2017) is £2,050. Assuming the tenant qualifies, nil rates are payable under current Small Business Rate Relief rules.

Legal costs

Each party to be responsible for the payment of their own legal costs.

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.



Enquiries/viewing

Please contact the sole agents:

Branch Associates

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