



6 Defoe Parade, Grays

£18,000 pa

Full Description

A mid-terraced ground floor retail unit which includes two WC's and a small kitchen. There is a secure rear yard area to the rear which measures approx 5.6m by 5.8m.

Location

The property is situated within Defoe Parade, a local retail terrace serving a well-established residential catchment in Grays, within the borough of Thurrock. The parade forms part of a neighbourhood shopping precinct providing day-to-day convenience retailing. The property benefits from good road connectivity, with access to the A13 providing direct links to London to the west and Southend-on-Sea to the east. Public transport links are available via nearby bus routes, while Grays railway station offers regular services to central London (Fenchurch Street).

Accommodation

Name/Floor	Sq Ft	Sq M
Ground Sales area	773	71.81
Ground WC's & Kitchen	78	7.25
Total	851	79.06

Terms

The property is to be offered on new lease terms to be agreed.

Rent

£18,000 per year exclusive.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake

electronic checks to comply with these obligations.

Planning & Use

The property is classified as Use Class E.

Administration Charge

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any referencing fees incurred.

Legal Costs

Each party to bear their own legal costs

Features

- Neighbourhood Parade
- New Lease
- Enclosed Rear Yard

Contact Us

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