

6 Defoe Parade, Grays

RM16 4QR



To Let

851 sq ft
(79.06 sq m)

£18,000 per annum

Class E Retail Unit

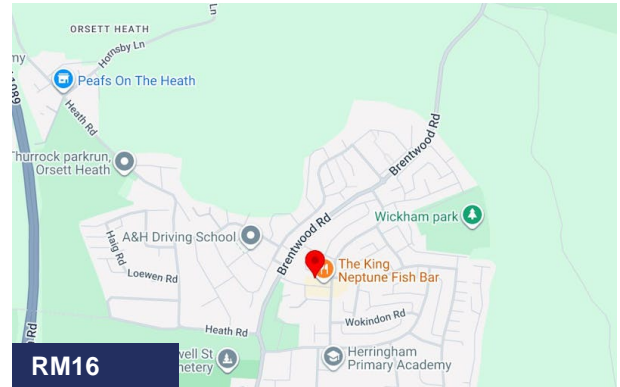
- Neighbourhood Parade

- New Lease

- Enclosed Rear Yard

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).



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.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Sales area	773	71.81
WC's & Kitchen	78	7.25
Total	851	79.06



Terms

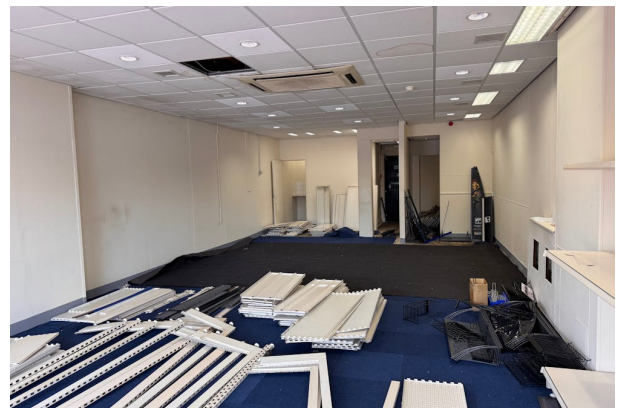
The property is to be offered on new lease terms to be agreed.

Rent

£18,000 per year exclusive.

Planning & Use

The property is classified as Use Class E.



Legal Costs

Each party to bear their own legal costs

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.

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.

Summary

Available Size	851 sq ft
Rent	£18,000 per annum
Rateable Value	£7,400
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Viewing & Further Information

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