

57 Jesmond Road, Grays

RM16 2QS



To Let

426 sq ft

(39.58 sq m)

£11,750 per annum

Class E Unit

- Neighbourhood Parade
- New Lease
- Suitable for a variety of Class E Uses

Location

The property occupies a prominent position within an established neighbourhood shopping parade. Jesmond Rd. is situated approximately 1.5 miles north-west of Grays town centre, with convenient access to the A13 providing direct links to the M25 (Junction 30) Central London to the west, and Southend-on-Sea to the east. The property also benefits from good public transport links, with local bus services operating nearby and Grays railway station approximately 2 miles away.

Description

A ground floor mid-terraced commercial unit with main sales area, stores and WC, The parade serves a densely populated residential catchment and provides a range of convenience retail and local service uses, generating regular day-to-day footfall from the surrounding community.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Sales Area	231	21.46
Stores/WC	195	18.12
Total	426	39.58

Terms

Offered on new lease terms to be agreed

Rent

£11,750 per year exclusive payable quarterly in advance.

Planning and Use

Class E uses will be considered.

VAT

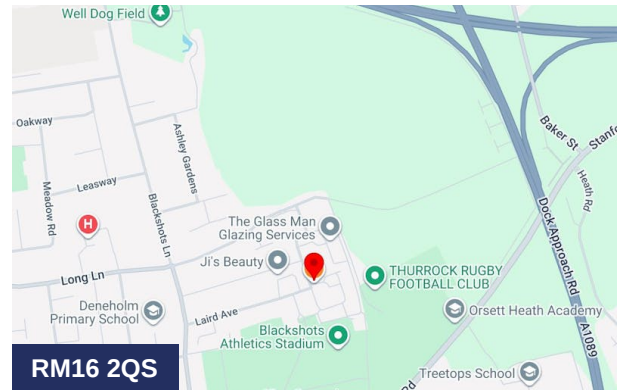
Value added tax is not applicable to the rent.

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 Fee

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	426 sq ft
Rent	£11,750 per annum
Rates Payable	£1,852.70 per annum
	Eligible for SBRR
Rateable Value	£4,850
VAT	Not applicable
EPC Rating	C (71)

Viewing & Further Information

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