



GROUND FLOOR 'CLASS E' PREMISES APPROX. 920 SQ FT

Rent: £22,500 Per Annum

1
Cromwell Road
Grays
Essex
RM17 5HF

- Close Thameside Theatre
- Walking distance of public car park
- Pay & Display on street parking
- Glazed frontage
- Kitchen/toilet
- Suitable for a variety of 'Class E' uses

1, CROMWELL ROAD, GRAYS, ESSEX, RM17 5HF

Location

The property occupies a position fronting Cromwell Road to the rear of haart Estate agents. This a mixed use Estate Agent, professional office and retail area, close to Papa John's, Thurrock Mazda/Honda and Grays Library. The property is within walking distance of Grays Town Centre, with Cromwell Road Pay and Display Car Park located close by. There is on-street parking directly to the front. Grays Town Train Station is approximately 0.5 miles away, providing a c2c service to London (Fenchurch Street) in approximately 35 minutes.

The Property

An end-terrace ground floor property with inter-connecting rear room of rendered brick construction. The property benefits from glazed frontage and pedestrian doors. Internally, there is laminate flooring, kitchenette and toilet. Gas fired central heating and an air conditioning unit are installed (not tested).

To the front is pay and display on street parking and public car parking further along Cromwell Road.

Accommodation

The approximate net internal floor areas are:

	Sq Ft	Sq M
Retail	625	58.06
Rear room	268	24.9
Kitchen	27	2.51
TOTAL	920	85.47

Terms

To be let on a new, full repairing and insuring lease for term to be agreed, including periodic upward only rent reviews. The tenant is responsible for a proportion of exterior maintenance.

Figures

£22,500 per annum exclusive.

Costs

All other outgoings payable in addition.

The tenant is responsible for a proportion of exterior maintenance.

VAT

We are advised VAT is NOT payable on the rent.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is D, expiring June 2027.

References/Accounts

A rent deposit is payable, subject to accounts and references.

Business Rates

We were unable to locate an entry for Business Rates online. Interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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Agents 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 us on 01708 860696 or email:

jb@branchassociates.co.uk

