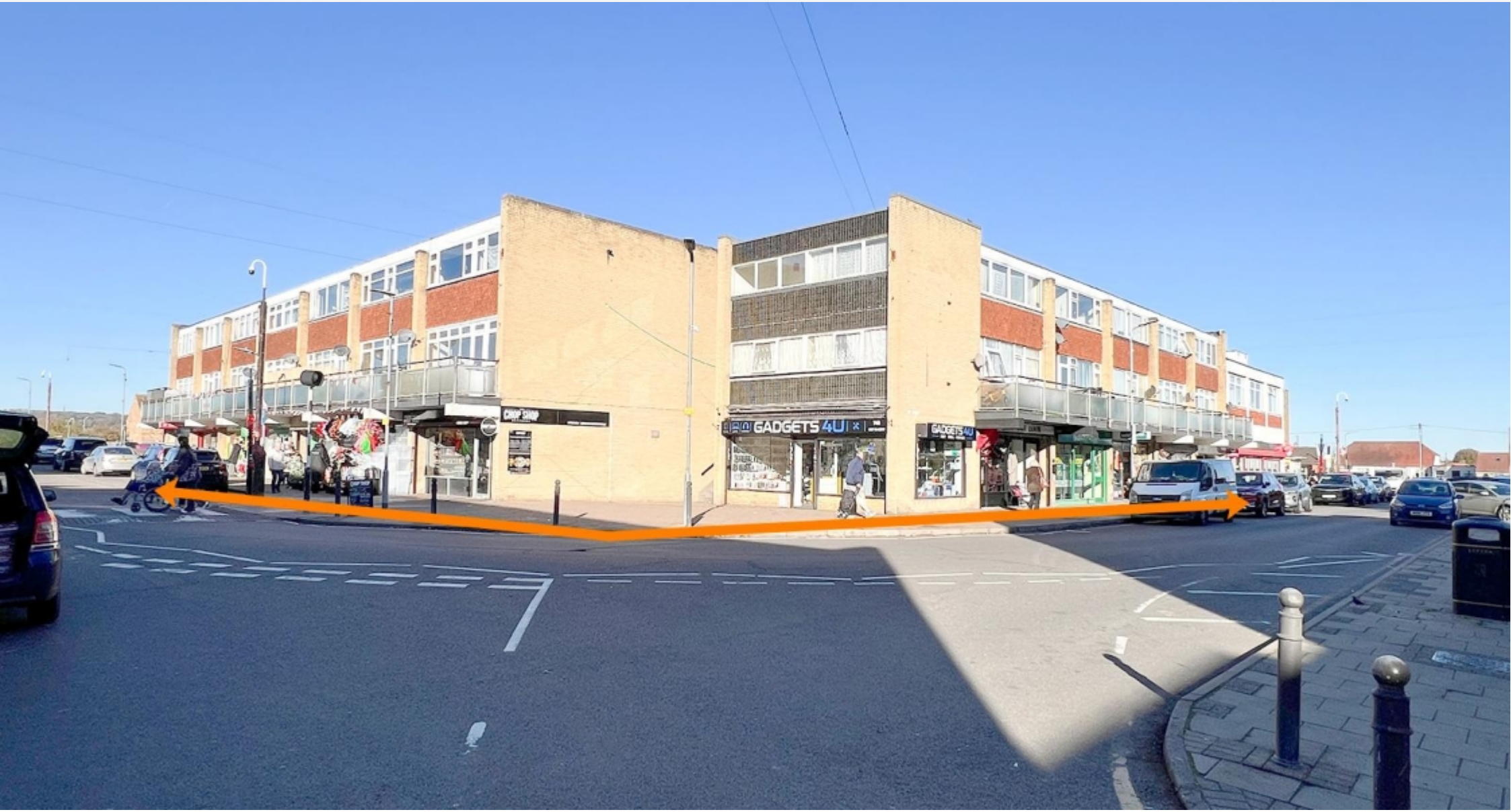
Lot 11, 6 to 50 St John's Way, nr. London Gateway Port, Corringham, Essex SS17 7LJ

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Substantial Unbroken Freehold Retail Parade and Residential Investment

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Property Information

Substantial Unbroken Freehold Retail Parade and Residential Investment

- Unbroken parade comprising 13 shops, 13 x self contained maisonettes and garages.
- Entirely Let with tenants including Sense, Paddy Power, Barnardo's and Unicare Pharmacy
- Forms a major part of Corringham Town Centre
- Popular London Commuter Town
- Immediately adjacent to London Gateway, Port of London
- Approximate Site Area 0.20 Ha (0.51 Acres)
- Neighbouring occupiers include Boots, Savers Health & Beauty, Card Factory, Greggs, Domino's, Morrisons and The Precinct Post Office.

Lot
11

Auction
10th December 2026

Rent
£273,025 per Annum Exclusive

Status
Available

Sector
Unbroken Retail Parade

Auction Venue
Live Streamed Auction

Location

Miles 9 miles east of London, 15 miles south of Chelmsford, 11 miles west of Southend-on-Sea, 1 mile north-west of London Gateway Port,

Roads A13, A1014, M25 (J30)

Rail Basildon Railway Station (4 stops from London's Fenchurch Street Station), Stanford-le-Hope Railway Station

Air London Southend Airport, London City Airport, London Heathrow Airport, London Gatwick Airport, London Stansted Airport

Situation

Corringham is a well located London commuter town situated some 9 miles east of London, with excellent road communications via the A13 providing access to the M25, some 8 miles west. The town is well positioned to benefit from the significant and continued growth and investment at DP World London Gateway Port of London (1 mile away), a major deep-sea container port and logistics hub forming part of the Thames Freeport. The port is currently undergoing a £1 billion expansion set to be completed in 2029 (https://www.dpworld.com/en/news/united-kingdom/dp-world-to-begin-construction-of-london-gateway-expansion). The investment is expected to create over 1,000 construction jobs and 400 permanent new jobs, supporting continued employment growth, inward investment and regeneration across the wider Stanford-le-Hope and Thurrock area (www.dpworld.com/en/ports-terminals/united-kingdom/london-gateway).

The property is prominently situated on St John's Way, forming a major part of Corringham town centre, a principal retailing area. Nearby occupiers include Boots, Savers Health & Beauty, Card Factory, Greggs, Domino's, Morrisons and The Precinct Post Office (adjacent).

Tenure

Freehold.

EPC

Description

The property comprises an entire unbroken parade providing 13 shops on the ground floor together with 13 x self contained maisonettes on the upper floors and a block of 11 single car garages.

The property benefits from a rear service yard with Car Parking.

VAT

VAT is not applicable to this lot.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Please refer to the Tenancy and Accommodation Schedule.

Tenancy & Accommodation

Unit	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)	EPC
6 Garage 8	Ground	Retail	75.30 -	(811) -	THE NATIONAL DEAFBLIND AND RUBELLA ASSOCIATION (Charity Number: 289868) t/a Sense (2)	10 years from November 2026	£22,000	November 2031 (November 2036)	D
8	Ground	Retail	68.42	(736)	BLOOMS OF ESSEX WHOLESALE LTD (CRN 12197412)	5 years from 16/11/2022	£21,885	(15/11/2027)	See Legal Pack
10	Ground	Retail	70.60	(760)	INDIVIDUAL t/a East European and Greek Delicacies	10 years from 28/02/2024	£20,000	27/02/2029 (27/02/2034)	See Legal Pack
12	Ground	Retail	70.13	(755)	POWER LEISURE BOOKMAKERS LIMITED (CRN 03822566) t/a Paddypower (3)	10 years from 05/07/2020	£21,700	05/07/2025 (04/07/2030)	C
14	Ground	Retail	27.48	(296)	NORTHWOOD (SOUTHEND) LIMITED (CRN 05330138) t/a Just the Look (4)	10 years from 03/08/2021	£13,500	03/08/2026 (02/08/2031)	C
14b	Ground	Retail	28.50	(307)	INDIVIDUAL t/a G@dgets 4U	10 years from 29/09/2024	£15,000	28/09/2029 (28/09/2034)	See Legal Pack
16	Ground	Retail	75.50	(813)	CHOP SHOP BUTCHERY LTD (CRN 15968011) t/a The Chop Shop (5)	15 years from 25/03/2012	£18,950	(24/03/2027)	C
18	Ground	Retail	73.40	(790)	INDIVIDUALS t/a Betty's Bits and Bobs Limited	15 years from 01/12/2022	£23,000	01/12/2027, 01/12/2032 (30/11/2037)	B
20	Ground	Retail	71.70	(772)	INDIVIDUAL t/a Mama Cabin	10 years from 08/07/2024	£21,000	07/07/2029 (07/07/2034)	B
22 14b 46 50 Garage 5	Ground First First First	Retail Residential Residential Residential	73.40 - - - -	(790) - - - -	ALLKARE LIMITED (CRN 05077234) t/a Unicare Pharmacy (6)	15 years from 01/08/2019	£24,000	(31/07/2034)	C
24 Garage 4 Garage 6	Ground	Retail	73.00 - -	(786) - -	BARNARDO'S (CRN 00061625) (7)	10 years from 29/09/2015 (Holding Over)	£24,250	(28/09/2025)	C

Unit	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)	EPC
26	Ground	Retail	70.60	(760)	INDIVIDUALS t/a Selekt Chicken	15 years from 18/12/2019	£23,000	18/12/2024, 18/12/2029 (17/12/2034)	C
28	Ground	Retail	69.40	(747)	LEMON FRESH UK LTD (CRN 11878249) t/a Lemon Fresh UK (8)	5 years from 26/04/2023	£20,000	(26/04/2028)	See Legal Pack
Residential	First/Second	10 x Maisonettes	-	-	INDIVIDUALS	4 x Maisonettes, 55 years unexpired 6 x Maisonettes, 145+ years unexpired	£540 (9)	(30,36,40 and 52: 23/06/2081) (32,34,42,44 and 48: 23/06/2171) (38: 24/12/2177)	See Legal Pack
Garages 1,2,7,10 and 11	Ground	Garages	-	-	INDIVIDUALS	Each Let on a Periodic Tenancy at £600pa	£3,000 (10)	-	See Legal Pack
Garage 9	Ground	Garage	-	-	LEMON FRESH UK LTD (CRN 11878249) t/a Lemon Fresh UK	Periodic Tenancy	£600	-	See Legal Pack
Garage 3	Ground	Garage	-	-	CHOP SHOP BUTCHERY LTD (CRN 15968011)	Periodic Tenancy	£600	-	See Legal Pack
Total Approximate Commercial Floor Area			**847.43 (1)**	**(9,122) (1)**			**£273,025**		

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).
(2) As for Unit 6, Sense, The National Deafblind and Rubella Association, operate in over 100 stores across the UK (www.sense.org.uk). The lease stated above to Sense, The National Deafblind and Rubella Association, has been agreed but not yet documented. It is anticipated that the lease will be completed prior to the auction date. The lease provides for a tenant option to determine the lease on the on November 2031 upon serving 6 months notice. The tenant is currently occupying the property by virtue of a lease for a term of lease for a term of 10 years from 24th March 2014 until 23rd march 2024 at a currenr rent reserved of £22,636 per annum exclusive.
(3) As for Unit 12, for the year ending 31st December 2024, Power Leisure Bookmakers Limited reported Revenue of £1,373,886,000, Pre-Tax Profits of £150,871,000 and Net Assets of £606,230,000. (Source: Power Leisure Bookmakers Limited Directors' Report and Financial Statements 2024 as published at Companies House on 17th November 2026).
(4) As for Unit 14, Northwood (Southend) Limited (CRN 05330138), trading as Just the Look, was incorporated in 2005 and operates in the residential estate agency and lettings sector, providing property sales, lettings and management services. The tenant has option to determine the lease on 27th February 2029, upon serving six months' notice.
(5) As for Unit 16, Chop Shop Butchery Ltd (CRN 15968011) is a meat retailer specialising in the sale of meat and meat products.
(6) As for Unit 22 and Flats 22, 14b, 46 and 50, Allkare Limited (CRN 05077234) is an established independent pharmacy group operating a network of community pharmacies across the UK. The company provides a wide range of pharmacy and healthcare services. The flats are being sublet by the tenant. The garage is also used by the tenant but it is excluded from the lease demise,
(7) As for Unit 24, Barnardo's is one of the UK's leading children's charities, with a history spanning over 150 years. The charity operates more than 650 specialist services across the UK, supporting children, young people and families, as well as campaigning for wider social change. Barnardo's also operates a substantial retail network of over 500 charity stores across the UK, selling donated clothing, homeware, furniture and books to raise funds for its charitable activities (https://www.barnardos.org.uk/). For the year ending 31st March 2025, Barnardo's reported Revenue of £345,622,000, Pre-Tax Profits of £19,707,000 and Net Assets of £118,337,000. (Source: Barnardo's Annual Report 2024-25 as published at Companies House on 17th November 2026).

(8) As for Unit 28, Lemon Fresh UK Ltd (CRN 11878249), trading as Lemon Fresh UK, is a retailer and wholesaler specialising in Spanish cleaning products, toiletries and household goods,
(9) As for all of the other residential units, the £540 per annum exclusive represents the total rent payable in respect of all 10 flats combined. The flats are held on individual leases with approximately 55 or 145 years unexpired, at rents ranging from £60 to £100 per annum exclusive.
(10) Garages 1,2,7, 10 and 11 are each let at £600 per annum exclusive, producing a combined rent of £3,000 per annum exclusive.


SELEKT CHICK
Barnardo's
UNICARE PHARMAC
Mama's Co
P


lemonfreshuk
SELEKT CHICKEN
Barnardo's


CHOP SHOP
GADGETS 4U
GADGETS 4U


GADGETS 4U
PADDYPOWER
Londis
EF10 VGT


Corringham
LOCAL AT HEART
Let's Celebrate
EJ72 AYZ
YN64 HFW


GADGETS 4U
TAXI


CHOP SHOP


GADGETS 4U
GADGETS 4U
LITTER


COMMERCIAL
WASTE




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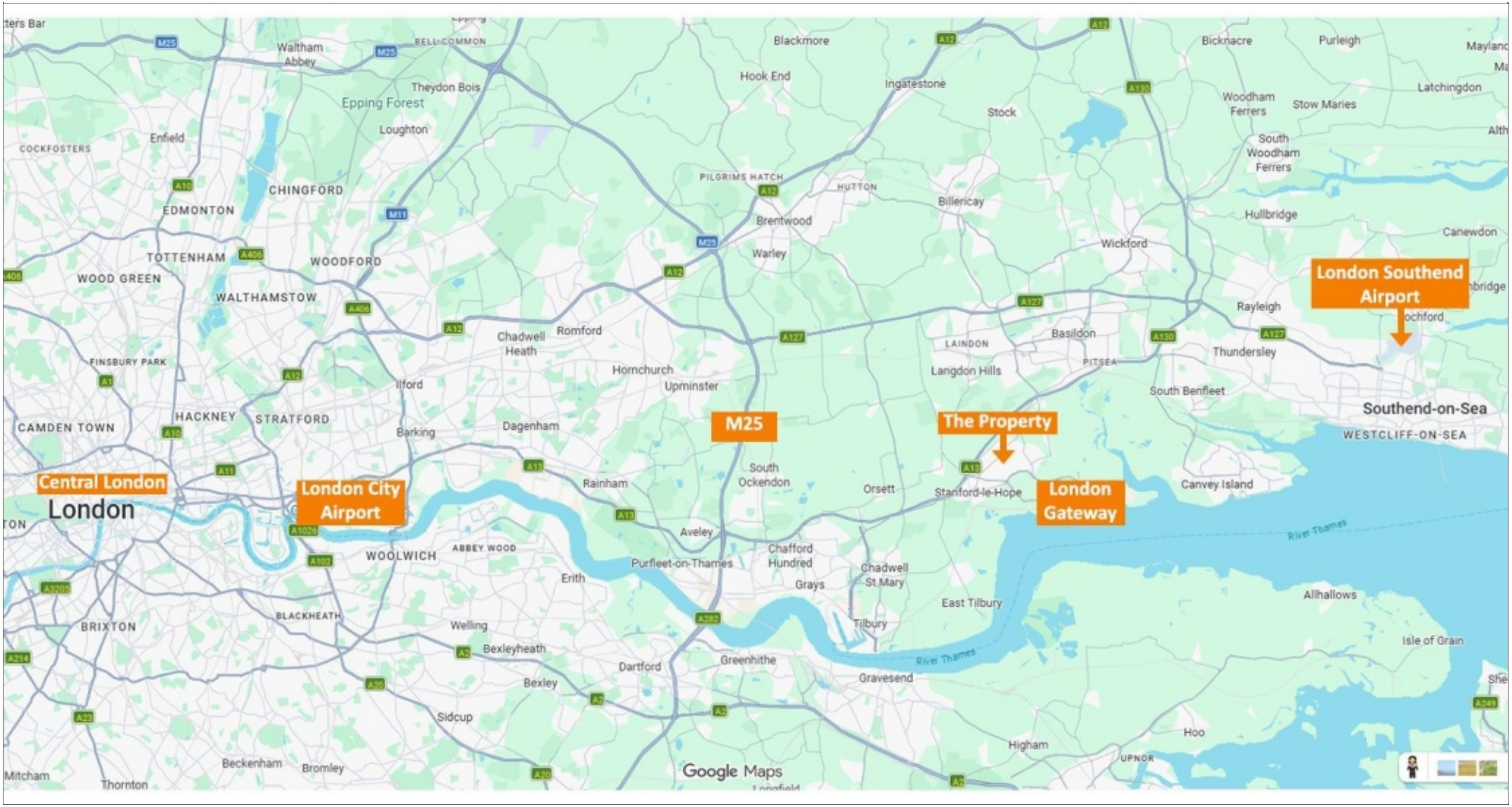

EKT CHICKEN
Barnardo's
UNICARE PHAR
WOW
GREAT VALUE
TOYS AND GAMES
BRIGHTEN


PADDYPOWER
PADDYPOWER.
OFFER ON EVERY RACE
£5 FREE BET BUILDER
TAKE TIME TO THINK
Cakes


Barnardo's
UNICARE PHARMACY
FESTIVE FINDS
GIFT


London Gateway
(£1bn project to be completed in 2029)
The Manorway (A1014)
The Property
Grover Walk Car
Park (112 spaces)
Morrisons Car Park
(134 spaces)
Google Maps


MORRISONS
MORRISONS DAILY
BOOTS
LIBRARY
GARAGES
POST OFFICE
ST. JOHNS CHURCH
DD FURNISHINGS
ST JOHN'S WAY
LEMON FRESH UK
SELEKT CHICKEN
BARNARDO'S
UNICARE PHARMACY
MAMAS CABIN
BETTY'S BITS & BOBS
THE CHOP SHOP BUTCHERY
PADDY POWER
EAST EUROPEAN & GREEK DELICACIES
PETALS & PLANTS
SENSE
RAMOS CAFE
ECLIPSE TANNING & BEAUTY
ONE HOUR PHOTO & NEWSAGENTS
PAULETTES BAKERY
CUT INN
CORRINGHAMS FISH BAR
BIKASH RESTAURANT
CORRINGHAM DIY
REED FAMILY BUTCHERS
CORAL
CARD FACTORY
ST LUKES HOSPICE
VACANT
SUNNY FRUITS
VAC
BELSON & SONS
WENDYS NAILS & BEAUTY
SHADERS
CORRINGHAM CAFE
COSTCUTTER
LEGEND BARBERS
ICELAND
DWGS
SCARS
STORE
GARAGES
GROVER WALK
ZER SHISH
GREGGS
SANDAL NAILS & BEAUTY
DOGGY TEETH CLEANING
SAVERS
DOMINO'S
CLASSIC CUTS
CORRINGHAM DRY CLEANERS
MEMOS TOO BARBERS
CEDAR CLINIC
0
50 m
100 m
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Central London
London
London City Airport
M25
The Property
London Gateway
London Southend Airport
Southend-on-Sea
Waltham Abbey
Epping Forest
Theydon Bois
Loughton
Enfield
COCKFOSTERS
CHINGFORD
EDMONTON
TOTTENHAM
WOOD GREEN
WOODFORD
WALTHAMSTOW
FINSBURY PARK
CAMDEN TOWN
HACKNEY
STRATFORD
Ilford
Barking
Dagenham
Chadwell Heath
Romford
Hornchurch
Upminster
Rainham
South Ockendon
Aveley
Purfleet-on-Thames
Erith
WOOLWICH
ABBEY WOOD
BRIXTON
BLACKHEATH
Welling
Bexleyheath
Bexley
Sidcup
Dartford
Greenhithe
Gravesend
Grays
Chafford Hundred
Chadwell St Mary
Tilbury
East Tilbury
Orsett
Stanford-le-Hope
Canvey Island
Langdon Hills
Basildon
Billericay
Brentwood
Warley
Hutton
Pilgrims Hatch
Blackmore
Hook End
Ingatestone
Stock
Wickford
Rayleigh
Thundersley
South Benfleet
Hullbridge
Canewdon
Woodham Ferrers
South Woodham Ferrers
Stow Maries
Latchingdon
Bicknacre
Purleigh
WESTCLIFF-ON-SEA
River Thames
Allhallows
Isle of Grain
Hoo
Higham
UPNOR
Beckenham
Bromley
Thornton
Mitcham
Google Maps

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2026