

lot 27

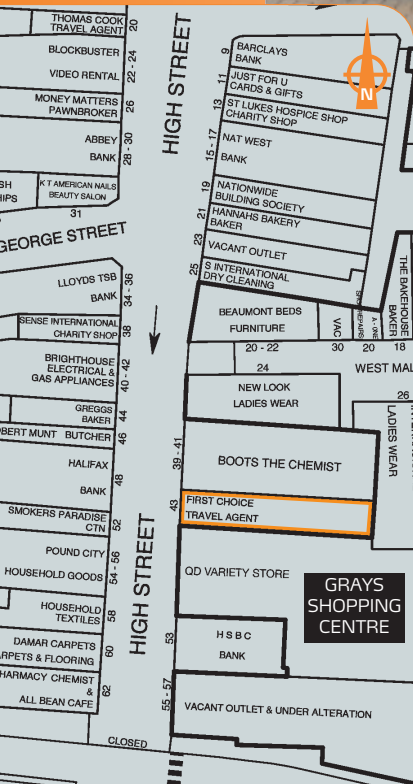
43 High Street, Grays
Essex RM17 6NB

Rent
£24,000
per annum
exclusive

Freehold Retail Investment

- Let to Tui UK Retail Limited. t/a First Choice Travel
- Prime pedestrianised town centre location
- Adjacent to the 50+Unit Grays Shopping Centre

- Neighbouring occupiers include Boots the Chemist, New Look, Greggs, Halifax, Lloyds TSB and HSBC
- Six Week Completion Available



Location

Miles: 24 miles east of the City of London
Roads: M25, A13
Rail: Grays Railway
Air: London Stansted Airport, London City Airport, Southend Airport

Situation

The property is situated in a prime trading position on the eastern side of the pedestrianised High Street, immediately adjacent to the major 50-unit Grays Shopping Centre. Grays Railway Station is located 50 metres to the south. Nearby occupiers include Boots the Chemist, New Look, Greggs, Halifax, Lloyds TSB and HSBC.

Description

The property comprises retail and ancillary accommodation on the ground floor and 5 room self-contained maisonette on the first and second floor. The maisonette is accessed from the rear of the property.

Tenure
Freehold.

VAT
VAT is not applicable to this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Gross Frontage	6.02 m	TUI UK RETAIL LIMITED (t/a First Choice Travel)	20 years from 14/08/1995	£24,000	(13/08/2015)
	Net Frontage	5.51 m				
	Shop Depth	15.19 m				
	Retail	81.75 sq m (880 sq ft)				
	Ancillary	55.65 sq m (599 sq ft)				
First & Second	Residential	5 Room Maisonette				
Totals		137.40 sq m (1,479 sq ft)			£24,000	

(1) First Choice is a brand owned by TUI Travel plc, the world's leading leisure travel company operating in over 180 countries with more than 30 million customers in 27 key source markets. TUI Travel has over 200 brands which are comprised of market-leading mainstream brands and specialist travel businesses. TUI Travel is headquartered in the UK and employs approximately 49,000 people. (<http://www.tuitravelplc.com/tui/pages/aboutus/corporateprofile>) (2) The floor areas stated above have been agreed between the parties at a previous rent review.

For further details please contact:

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