

1-3 Orsett Road, Grays, Essex RM17 5DA Freehold Retail Investment



Key Details

Entirely let to Sequence (UK) Limited

· Lease expires October 2023

 Asset Management and Possible Change of Use Opportunity

 Nearby occupiers include Subway, KFC, Paddypower and various banks, shops and cafe's

VAT-free Investment

Location

- Miles: 5 miles north-east of Dartford 22 miles east of Central London Roads: A13, A282, M25 (J30)
- Rail: Grays Air: London Southend

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Situation

Grays is the largest town in the Borough of Thurrock and is situated on the north bank of the River Thames, approximately 5 miles north-east of Dartford and 22 miles east of Central London. The property is situated in a prominent location on Orsett Road, close to it's junction with High Street and less than 1/4 of a mile from Grays train station. Nearby occupiers include Subway, KFC, Paddypower and various banks, independents shops and cafe's.

Description

The property comprises two adjoining two storey buildings, one arranged as a double-fronted shop with office and ancillary accommodation on the first floor and the other arranged as a ground floor only shop. Part of the property, trading as Kay's Barbers has been sublet. The property benefits from parking to the rear which is accessed via Brooke Road.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

C. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

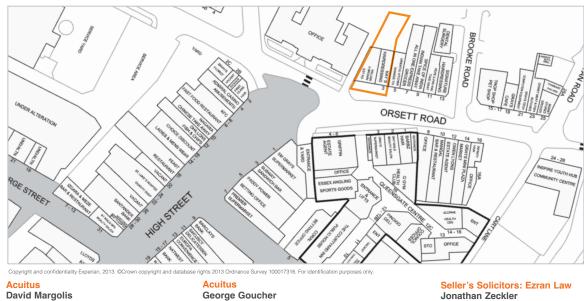
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	Orsett Road Ground /a William H First rown) Orsett Road Ground /a Kay's arbers) -	Use Retail/Ancillary Offices	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
			71.50 sq m 102.00 sq m	(770 sq ft) (1,103 sq ft)		10 years from	
3 Orsett Road (t/a Kay's Barbers) - sublet		Retail	61.80 sq m	(666 sq ft)	SEQUENCE UK LIMITED (1)	09/10/2013 until 08/10/2023	£32,250
Total			235.30 sq m	(2,539 sq ft)			£32,250

(1) For the year ending 31/12/2019, Sequence (UK) Limited reported a turnover of £165,667,000, pre-tax profits of £17,275,000 and shareholder's funds of £16,501,000. Sequence (UK) Limited is a national network of estate agents, with over 320 offices around the country, trading under 12 different brands (www.sequencehome.co.uk). Part of the property has been sublet to a tenant trading as Kay's Barbers at a sublet rent of £15,000 pa.



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