

Lot 19

£32,250 Per Annum
Exclusive

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, Paddy Power 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

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 its junction with High Street and less than 1/4 of a mile from Grays train station. Nearby occupiers include Subway, KFC, Paddy Power 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

Address	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
1 Orsett Road (t/a William H Brown)	Ground First	Retail/Ancillary Offices	71.50 sq m	(770 sq ft)			
3 Orsett Road (t/a Kay's Barbers) - sublet	Ground	Retail	61.80 sq m	(666 sq ft)	SEQUENCE UK LIMITED (1)	10 years from 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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