

Lot 28

£75,000 Per Annum
Exclusive

The Wharf PH, Wharf Road South, Nr Lakeside Shopping Centre,
Grays, Essex RM17 6SZ

Freehold Public House Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Public House	215.00 sq m	(2,314 sq ft)	ROZEE BAR	10 Years from	£75,000	23/06/2026
First	Ancillary	105.00 sq m	(1,130 sq ft)	GROUP LIMITED	23/06/2021 until 2031		(22/06/2031)
Second	Ancillary	37.00 sq m	(398 sq ft)	(1)	on a Full Repairing and Insuring Lease (2)		
Total Approximate Floor Area		357.00 sq m	(3,842 sq ft) (2)			£75,000	

(1) Rozee Bar Group Limited (CRN 013471617) are a recently incorporated company.

A rent deposit of £18,750 +VAT is held by the Seller.

(2) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

The neighbouring land is being offered for sale as lot 36

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Key Details

- Let on a New Lease until 2031 (No Breaks)
- Attractive Grade II Listed Public House with Beer Garden
- Total Approximate Site Area of 0.263 Acres (0.106 Hectares)
- Frontage to the River Thames
- Popular Essex Location
- Close to Grays Train Station and the Lakeside Shopping Centre.

Location

Miles: 21 miles east of Central London

Roads: A13, M25, A2, A282

Rail: Grays Railway Station
(C2C Service to Fenchurch Street)

Air: London Gatwick Airport, London Stanstead Airport, London City Airport

Situation

Grays is the largest town in Thurrock with a population of approximately 66,000, located two miles from the Dartford Bridge/Tunnel and near to the A13 and J30 of the M25 providing excellent links to London. The property is situated in a predominantly residential area fronting the River Thames, a short distance from Grays Train Station, Grays Town Centre and the Lakeside Shopping Centre.

Description

The property, an attractive Grade 2 listed Public House comprises Public bar and Ancillary accommodation on the ground floor and residential accommodation on the first and second floors. The property benefits from Riverside frontage and a beer garden at the rear. The total approximate site area is 0.263 Acres (0.106 Hectares).

Tenure

Freehold.

VAT

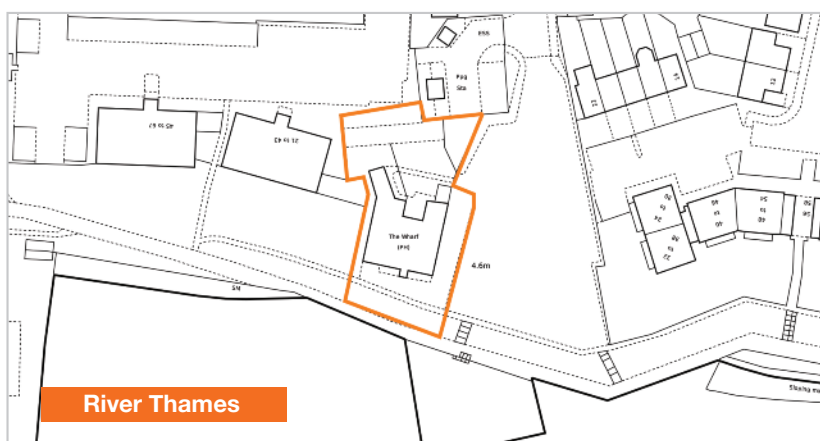
VAT is applicable to this lot.

Energy Performance Certificate

Band C.

Planning

The property is Grade 2 Listed but is not situated within a Conservation area. The property does not appear on Thurrock Council's register of Assets of Community Value that is published at <https://www.thurrock.gov.uk/sites/default/files/assets/documents/assetscommunityvalue-register-v14.pdf>



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