

# Lot 26, The Wharf PH & Car Park, Nr Lakeside Shopping Centre, Grays, Essex RM17 6SZ

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Public House Investment and Development Opportunity

- Attractive Riverside Public House with Beer Garden and Car Park
- Car Park May be Suitable for Residential Development (subject to consents)
- Public House Let on a New Lease Until 2031 (NO BREAKS)
- Frontage to the River Thames
- Popular Essex Location in Residential Area
- Close to Grays Railway Station and The Lakeside Shopping Centre

**Auction**  
17/Feb/2022

**Lot**  
26

**Status**  
Available

**Rent**  
£75,000 per Annum Exclusive

**Auction Venue**  
Live Streamed Auction

**Sector**  
Development

### Location

**Miles** 21 miles east of Central London  
**Roads** A13, M25, A2, A282  
**Rail** Grays Train Station  
**Air** London Southend Airport, London Stansted Airport, London City Airport, London Gatwick Airport,

### Situation

Grays is the largest town in Thurrock with a population of approximately 66,000, located two miles from the Dartford River Crossing and close to the A13 and J30 of the M25 providing excellent communications to Central London. The site 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.

### Tenure

Freehold.

### 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 and a surface car park with capacity significantly in excess of the 38 marked car parking spaces. The total approximate site area is 0.73 Acres (0.295 Hectares). The Car Park may be suitable for residential development (subject to consents). The property is not situated within a Conservation Area

### VAT

VAT is applicable to this lot.

### Planning

The Public House building 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>

### Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller a sum in addition to the purchase price. Please see the Special Conditions of Sale which is available in the Seller's solicitors Legal Pack.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x	Review/ (Reversion)
Ground First Second	Public House Ancillary Ancillary	215.00 sq m 105.00 sq m 37.00 sq m	(2,314 sq ft) (1,130 sq ft) (398 sq ft)	ROZEE BAR GROUP LIMITED (1)	10 Years from 23/06/2021 until 2031 on a Full Repairing and Insuring Lease (2)	£75,000	23/06/2026 (22/06/2031)
Car Park	Car Park	0.467 Acres	(0.189 Hectares)	VACANT POSSESSION		£0	
Total Approximate Floor Area		357.00 sqm	(3,842 sq ft)			£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.



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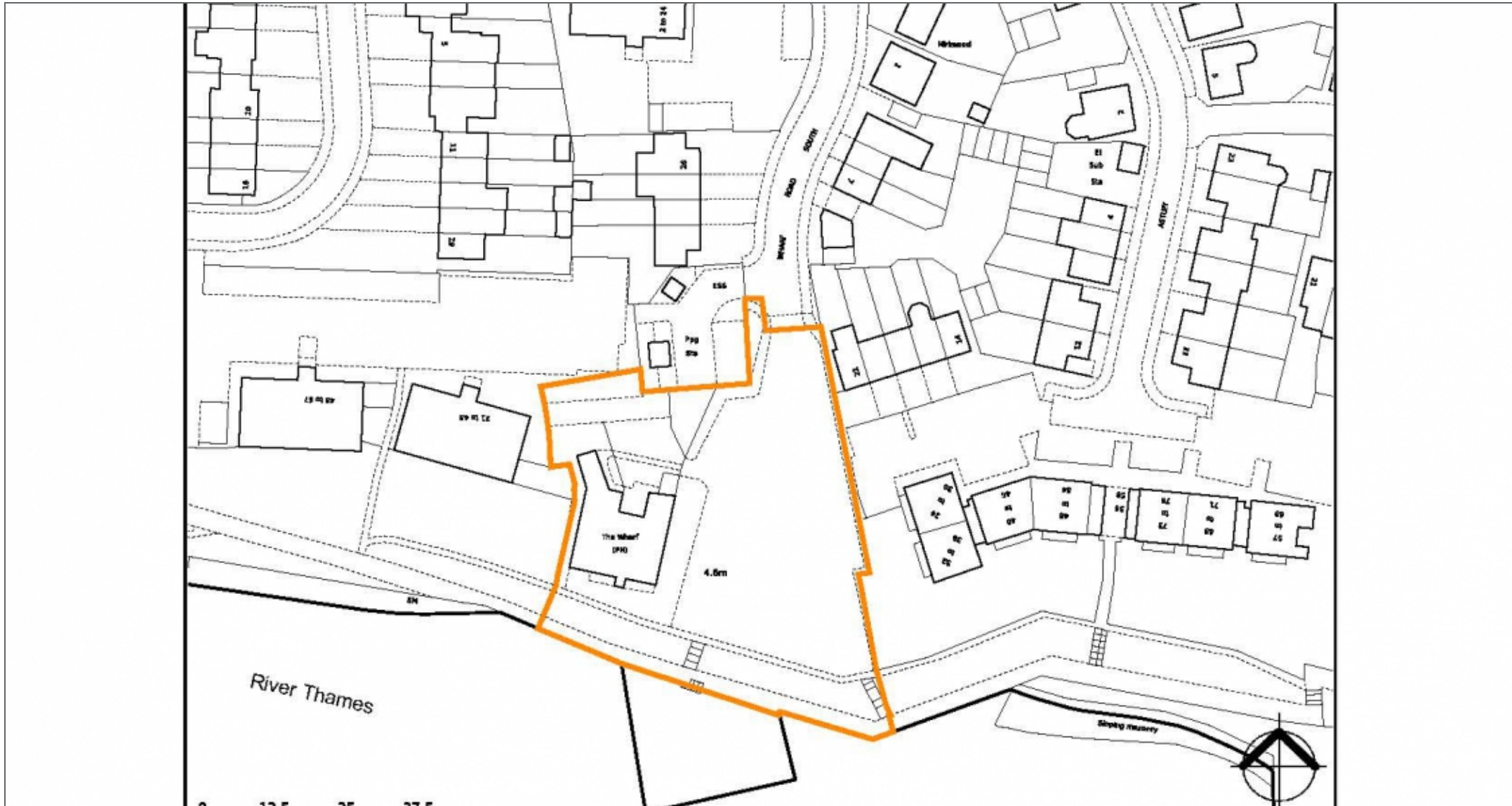
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## Contacts

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### Seller's Solicitors

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