

020 7491 0999

Douglas Stevens

Chartered Surveyors



GRAYS

Unit 40 South Mall
Grays Shopping Centre

PRIME SHOP TO LET

Location

Grays Shopping Centre is the primary trading location within Grays. Footfall within the centre has increased and continues to rise year on year against the backdrop of other centres having declining footfall. The South East Local Enterprise Partnership have approved an Award of £10.8 million for public realm works with the creation of a civic square onto the High Street.

South Essex College opened a newly built £45 million campus in the heart of Grays which accommodates 3,000 students and staff.

There is a multi-storey car park that forms part of the shopping centre providing 725 car spaces.

The property is located on the South Mall adjacent to **QD Stores** and **opposite Iceland and Peacocks**. Anchor tenants include **Poundland, Wilkinsons and Sports Direct**.

Accommodation

The subject property provides the following approximate dimensions and floor areas:

Ground Floor:	710.3 sq m	7,645 sq ft
First Floor:	154.1 sq m	1,659 sq ft

Lease

The property is available on a new full repairing and insuring basis for a term to be agreed, subject to five yearly upward only rent reviews.

Service Charge

A full service charge is also payable on the unit, currently running at £49,219 per annum.

Rent

On application.

Rates

We are electronically informed that the rates are as follows:

Rateable Value	£87,000
Rates Payable (2018/2019)	£0.493
Rates Payable	£45,865

Interested parties are advised to make their own enquiries to verify this information.

EPC

A copy of the EPC can be made available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing and Further Information

Strictly by prior appointment through the sole agents:-

Nick Cook

Douglas Stevens & Company

Telephone: 0207 514 8215

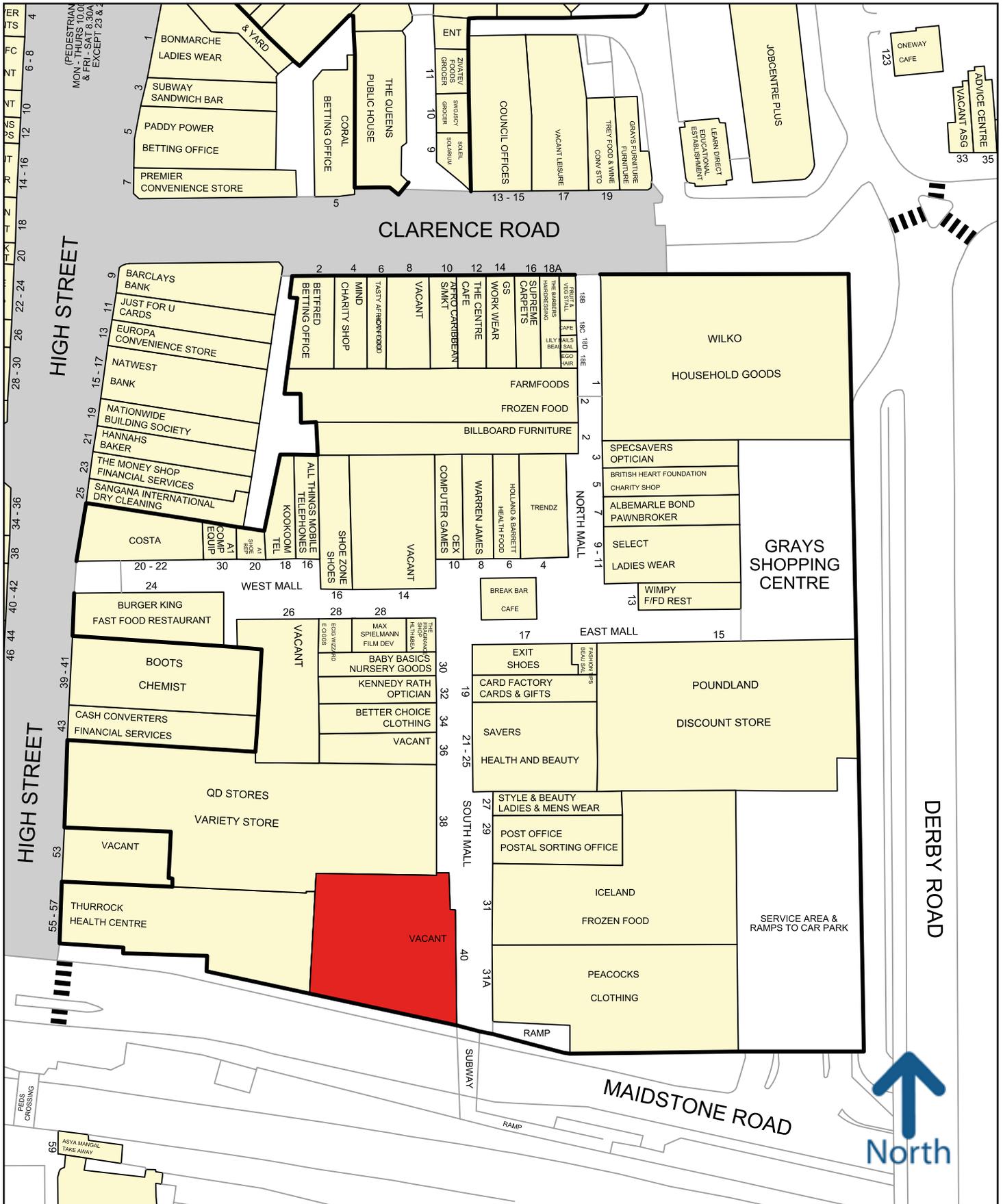
E-mail: nick.cook@douglasstevens.co.uk

For details of further properties please visit:

www.douglasstevens.co.uk

**NEW
RIVER**

Tel: 020 3328 5800



Experian Goad Plan Created: 16/07/2018 Created By: Douglas Stevens

50 metres



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