

Grays

12-14 West Mall

Grays Shopping Centre

Large Store Available



Location

Grays Shopping Centre is the primary trading location within Grays.

South Essex College opened a £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 junction of North Mall and East Mall. Anchor tenants include **Poundland, Select, Wilkinsons, Peacocks, Iceland, QD Stores and Sports Direct.**

Accommodation

The subject property has the following approximate areas: -

Net Frontage	52' 6"	16.0 m
Ground Floor	7,139 sq ft	663.24 sq m
First Floor	1,900 sq ft	176.51 sq m

Lease

The property is available on an effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Service Charge

A full service charge is also payable on the unit, currently running at £49,107 per annum plus insurance.

Rent

£70,000 per annum exclusive of rates, service charge and insurance.

Rates

We are electronically informed that the rates are as follows:

Rateable Value	£62,000
Rates in the £ (2020/2021)	£0.512

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

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing and Further Information

Strictly by prior appointment through the sole agents: -

Nick Cook

Douglas Stevens & Company

Telephone: 0207 514 8215

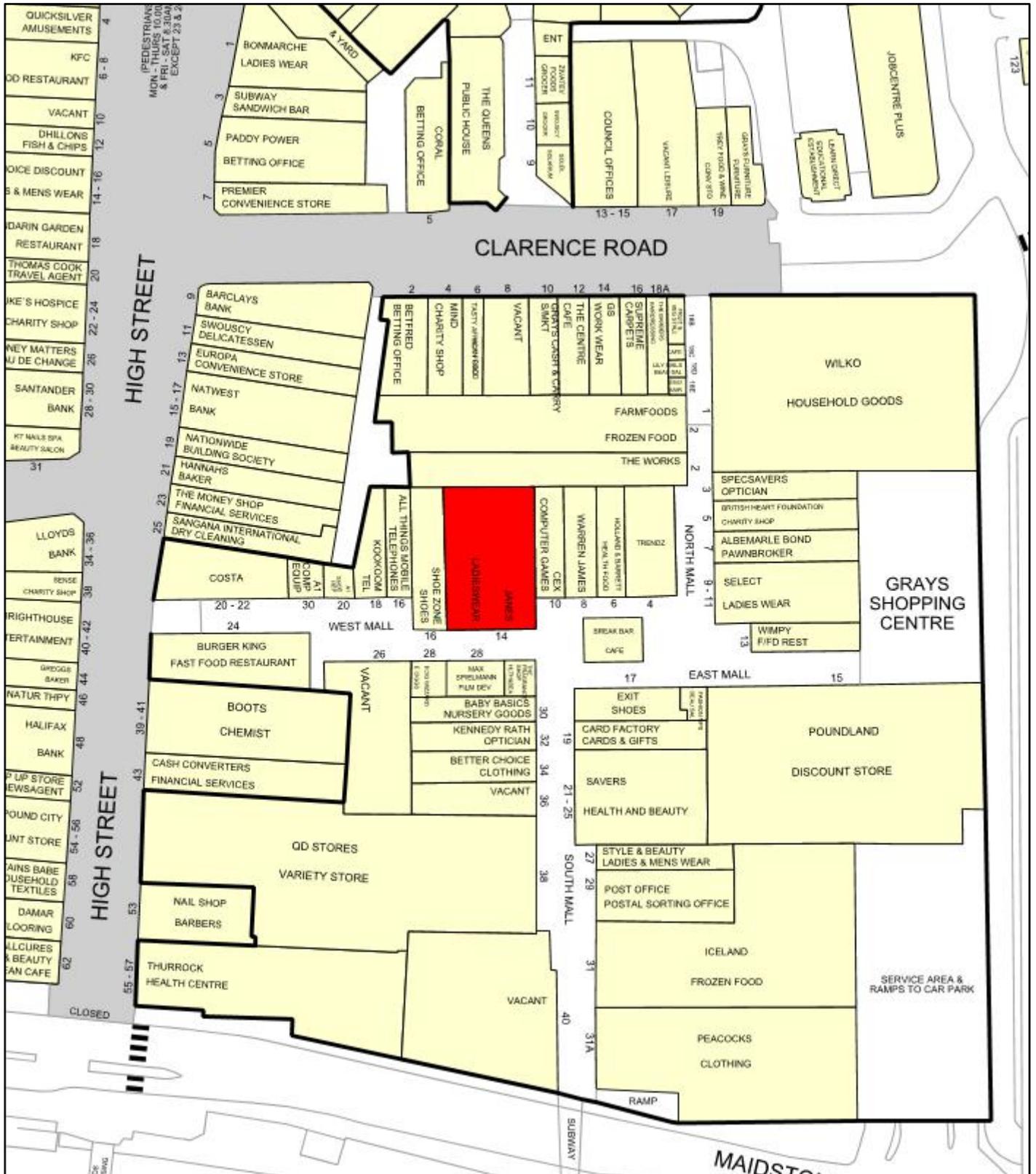
E-mail: nick.cook@douglasstevens.co.uk

NEW RIVER

Tel: 020 3328 5800

Subject to Contract

12-14 West Mall, Grays Shopping Centre



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