

Grays Unit 36 South Mall Grays Shopping Centre

Prime Shop To Let



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 South Mall adjacent to **QD Stores** and opposite **Iceland** and **Peacocks**. Anchor tenants include **Poundland**, **Wilkinsons** and **Sports Direct**.

Accommodation

The subject property has the following approximate floor areas: -

Ground Floor	1,188 sq ft	111.4 sq m
First Floor	775 sq ft	72.0 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 £11,289 per annum, plus insurance.

Rent

£25,000 per annum exclusive of rates, service charge and insurance.

Rates

We are electronically informed that the rates are as follows:

Rateable Value	£22,250
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

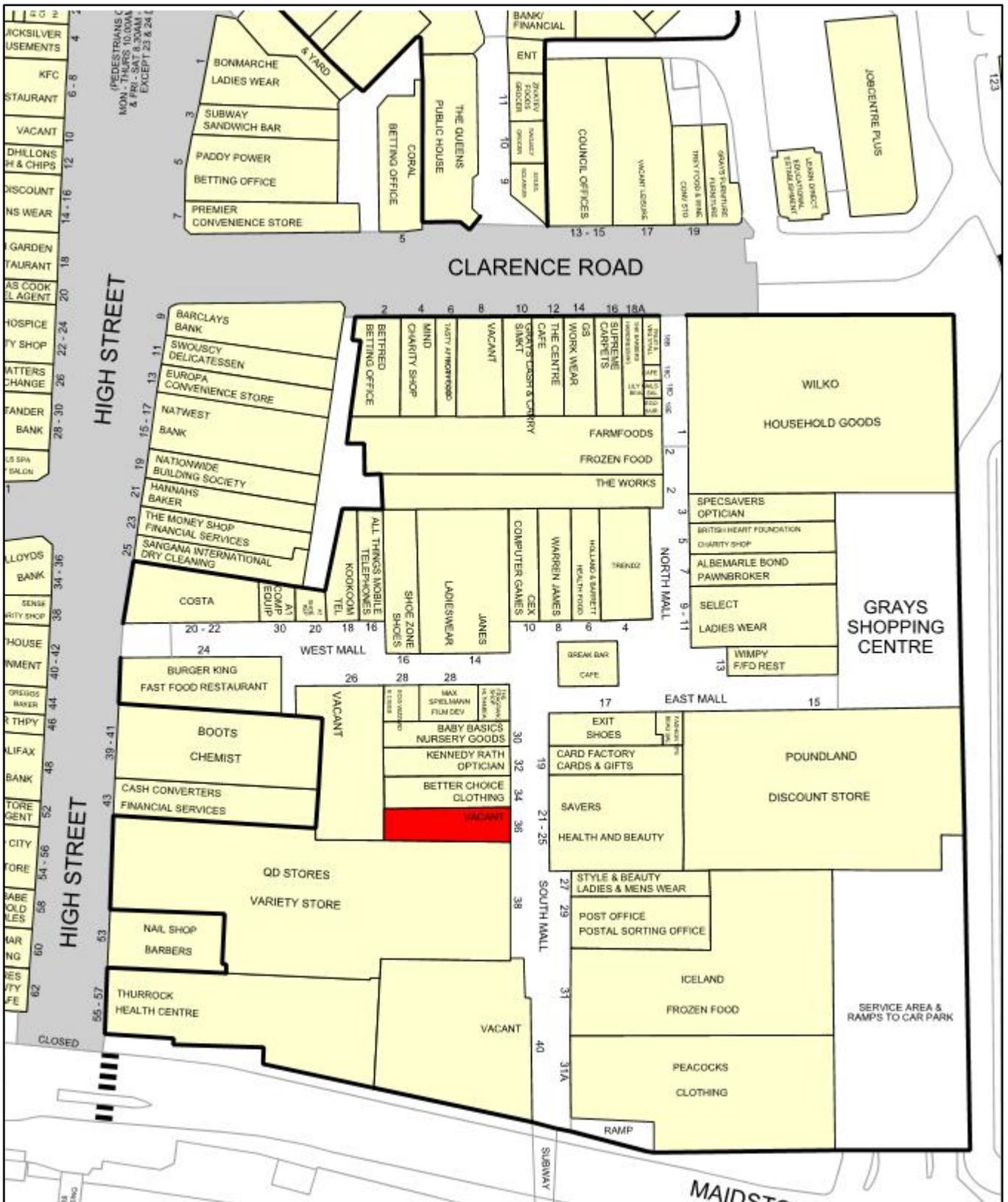
E-mail: nick.cook@douglasstevens.co.uk

NEW RIVER

Tel: 020 3328 5800

Subject to Contract

Unit 36 South Mall, Grays Shopping Centre



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