Douglas Stevens
CHARTERED SURVEYORS

Prime Shop To Let

Grays

Unit 4 Town Centre Square
Grays Shopping Centre

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, Costa, QD Sports** and **Sports Direct.**

Accommodation

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

Ground Floor	1,766 sq ft	164.1 sq m
First Floor	1,231 sq ft	114.4 sq m

Lease

The property is available on a new full repairing and insuring basis for a term certain until 31 December 2021 with mutual breaks for a term to be agreed.

Service Charge

A full service charge is also payable on the unit, currently running at £17,408 per annum, plus insurance.

Rent

£35,000 per annum exclusive of rates, service charge and insurance.

Rates

We are electronically informed that the rates are as follows:

Rateable Value	**£43,000**
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

Douglas Stevens
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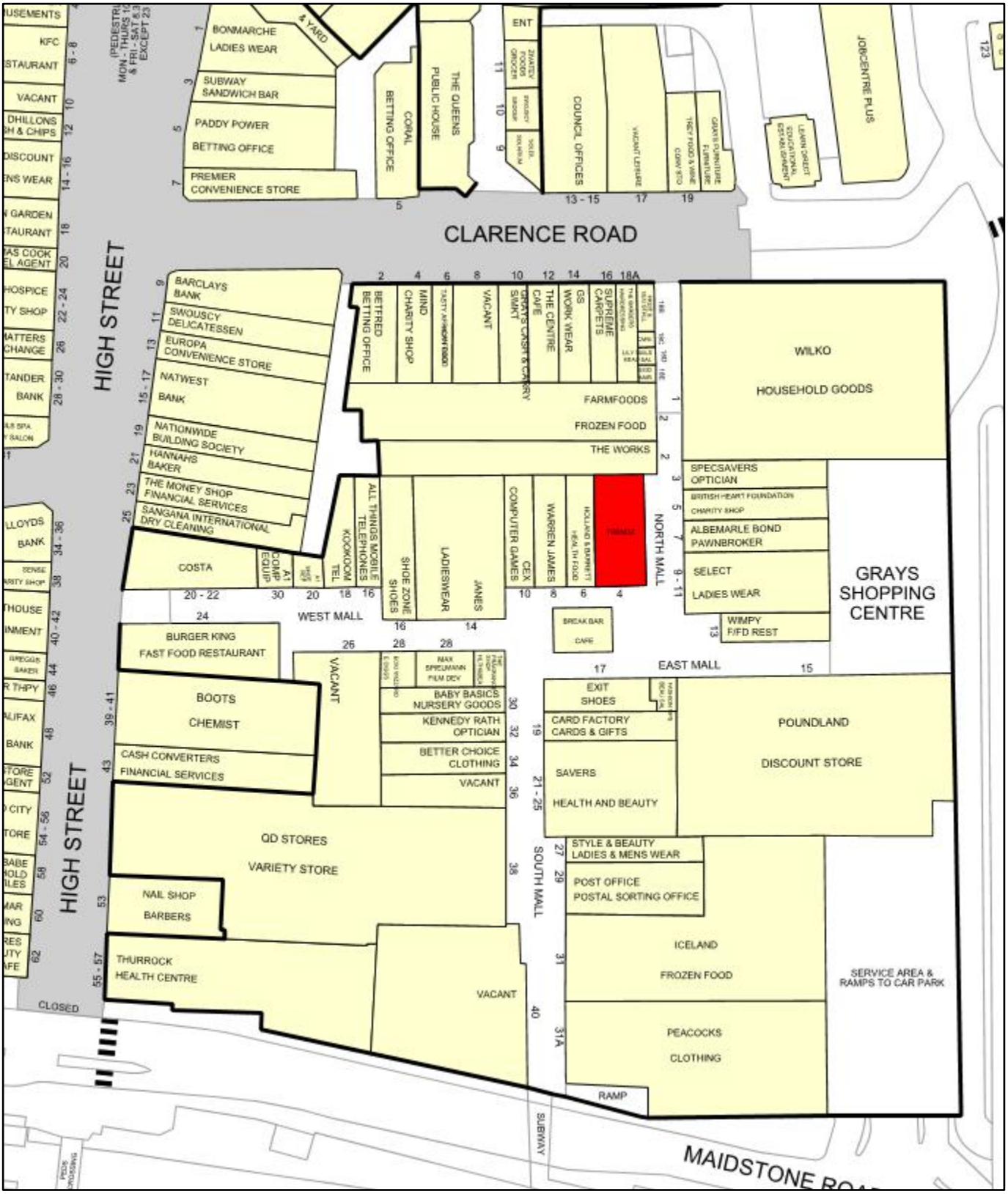
Unit 4 Town Centre Square, Grays Shopping Centre



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