TO LET

Double Fronted Shop Premises
Town Centre Location

634 sq. ft. (59 m²)

17 CLARENCE ROAD

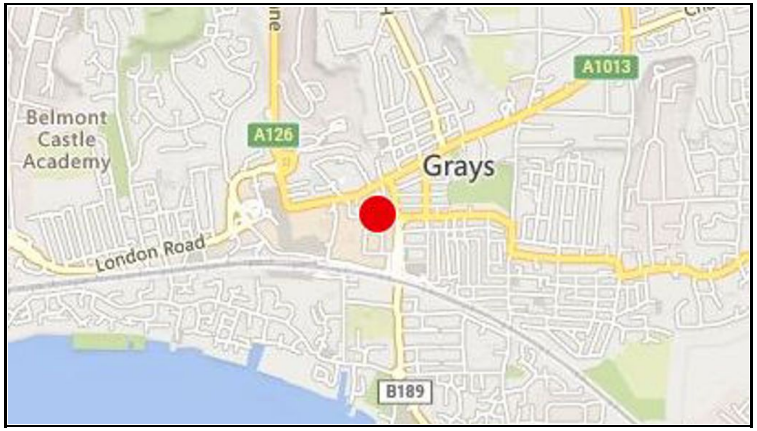
Grays, Essex, RM17 6QA



- Town Centre Position
- Short Walk to Grays Station
- Opposite Grays Shopping Centre
- Available Immediately
- Double Fronted
- New Lease Available

KEMSLEY LLP
PROPERTY CONSULTANTS
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Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







LOCATION
Occupying a busy position opposite the northern entrance to Grays Shopping Centre, where occupiers include Holland & Barrett, Costa, Specsavers, The Works & Card Factory. Clarence Road is located just off Grays High Street, in the heart of the town centre.

Grays train station is within a short walk with services to London Fenchurch Street. There is excellent vehicular access with the A13 being 1.5 miles to the north, linking to the M25 (Junction 30), and the Dartford Crossing to the south.

DESCRIPTION
Double fronted shop premises comprising two interconnecting areas, arranged as open plan accommodation with rear toilet area. The space benefits from suspended ceilings, spot lights & external roller shutters.

ACCOMMODATION

Total	634 sq. ft. (59 m²)

The above floor areas are approximate and have been measured on a net internal basis.

RENT
On application.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £19,000. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
The property has an EPC rating of B-33.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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