TO LET

Shop Premises
Open Plan Accommodation

1,044 sq. ft. (97 m²)

26 GROVER WALK

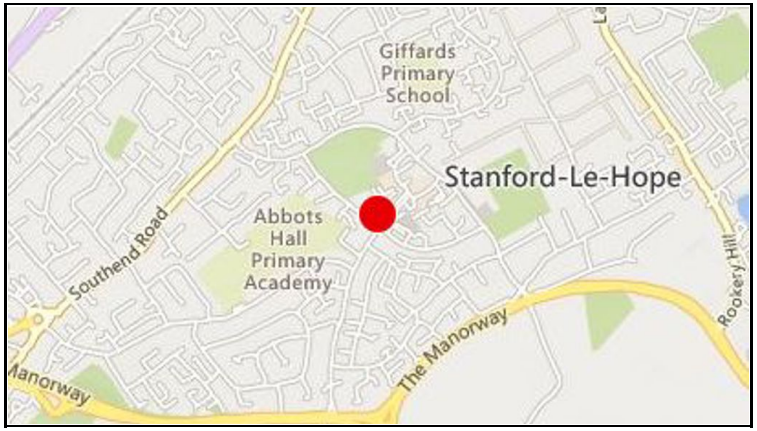
Corringham, Stanford-le-Hope, Essex, SS17 7LY



- Open Plan Shop Premises
- Established Town Centre Location
- Former Barclays Bank
- Nearby Occupiers Include Morrisons, Greggs & Card Factory
- Class E Use
- Prominent Central Position

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







LOCATION
Grover Walk is located just off St John's Way, occupying a town centre location and within the principle shopping area of Corringham. Other nearby occupiers include Boots, Card Factory, Iceland, Morrisons and Greggs. The A13 is located approximately 1.5 miles to the west providing excellent vehicular access between London, M25 and A127 / A130.

DESCRIPTION
Shop premises arranged as open plan accommodation with kitchen area and toilets to the rear.

ACCOMMODATION

Total	1,044 sq. ft. (97 m²)

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

TENURE
The property is available on a leasehold basis, further detail upon application.

RENT
£17,500 per annum exclusive.

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

BUSINESS RATES
Further details available upon application.

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

EPC
The property has an EPC rating of E-116.

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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