

GRAYS 10 HIGH STREET, RM17 6LU

- | Freehold retail/residential building
- | Part refurbished/part new build
- | Town centre location
- | Includes a ground floor restaurant four newly developed flats
- | Vacant possession

DESCRIPTION

A mid terraced building of traditional construction beneath a pitched roof. The building is arranged over basement, ground and two upper floors and has been newly refurbished and extended to provide a ground floor restaurant for c.90 covers and four flats arranged over first and second floors. The flats have been developed to a high standard and form part of a new extension to the rear, which also provides ground floor ancillary accommodation and delivery access to the rear via a roller shutter door.



LOCATION

Summary: The building is situated on the west side of High Street in the main pedestrianised shopping area opposite its junction with Clarence Road
Miles: Central London 22 miles, Dartford 9 miles
Roads: A126, A1012, A1089, A13
Rail: Grays railway station (0.1 mile)
Nearby Occupiers: KFC, Bonmarche, Barclays, Natwest

TENURE

Freehold

VAT

Refer to the legal documentation

EPC

See website

PLANNING

Thurrock Council (01375 652291) www.thurrock.gov.uk. Planning permission for the conversion was granted on 31/07/2009 (planning reference - 08/01183/FUL)

ADDRESS	FLOOR	USE	ACCOMMODATION
10 High Street	Ground Ground Basement	Restaurant Ancillary Ancillary	145.89 sq m (1,570 sq ft) 29.31 sq m (316 sq ft) 45.25 sq m (487 sq ft)
Flat 1	First	Residential	Three rooms, kitchen, bathroom/WC
Flat 2	First	Residential	Three rooms, kitchen, shower room/WC, balcony
Flat 3	Second	Residential	Three rooms, kitchen, bathroom/WC
Flat 4	Second	Residential	Three rooms, kitchen, shower room/WC

Seller's Solicitor

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