

PROMINENT CLASS E FREEHOLD FOR SALE

GRAYS

17 HIGH STREET

Description

Grays is a town in the borough of Thurrock, in Essex, England. It is located on the north bank of the River Thames.

Grays offers a mix of town-centre retail and convenient shopping aimed largely at local residents. The heart of its retail provision is the Grays Shopping Centre, a covered complex on Crown Road next to the railway station. This centre includes a range of everyday stores—such as fashion outlets, discount retailers, grocery shops, health and beauty stores, banks, and mobile phone retailers—alongside places to eat and drink, including Costa Coffee, Burger King, and small cafés. It also supports a number of independent traders alongside national chains, making it a community-focused destination for routine shopping and services.

The NatWest branch is conveniently located on the High Street, a short distance from the entrance to the shopping centre. Nearby retailers include Greggs, Nationwide, Costa, Burger King, Paddy Power, and a number of independent businesses.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The former NatWest premises are arranged as a ground floor banking hall with first and mezzanine floors providing the following approximate areas:

Ground Floor Sales	2,229 sq. ft.	(207.08 sq. m)
Ground Floor Ancillary	449 sq. ft.	(41.71 sq. m)
First Floor Ancillary	1,618 sq. ft.	((150.32 sq. m)
Mezzanine Ancillary	118 sq. ft.	(10.96 sq. m)
Total	4,414 sq. ft.	(410 sq. m)

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£300,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£47,500
UBR (26/27)	0.382p

All parties are to advised to make their own enquires to the relevant authority.

EPC

A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



