

# Freehold Investment & Development Opportunity

## FOR SALE

61 Orsett Road, Grays,  
Essex, RM17 5HJ

**Harston&Co**

For more information call us  
on 020 3371 0061



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## Executive Summary

- Two-storey building with commercial use on the ground floor (Use Class E) and a self-contained upper part. To the rear is a yard and standalone building most recently used for storage.
- Located on Orsett Road (A126) at the edge of Grays town centre and approximately 0.4 miles from Grays station offering a regular service into London Fenchurch Street in 35 minutes.
- The building is currently fully vacant and has significant investment and development potential, subject to appropriate consents being obtained.
- The freehold interest is available with full vacant possession for £300,000, subject to contract.

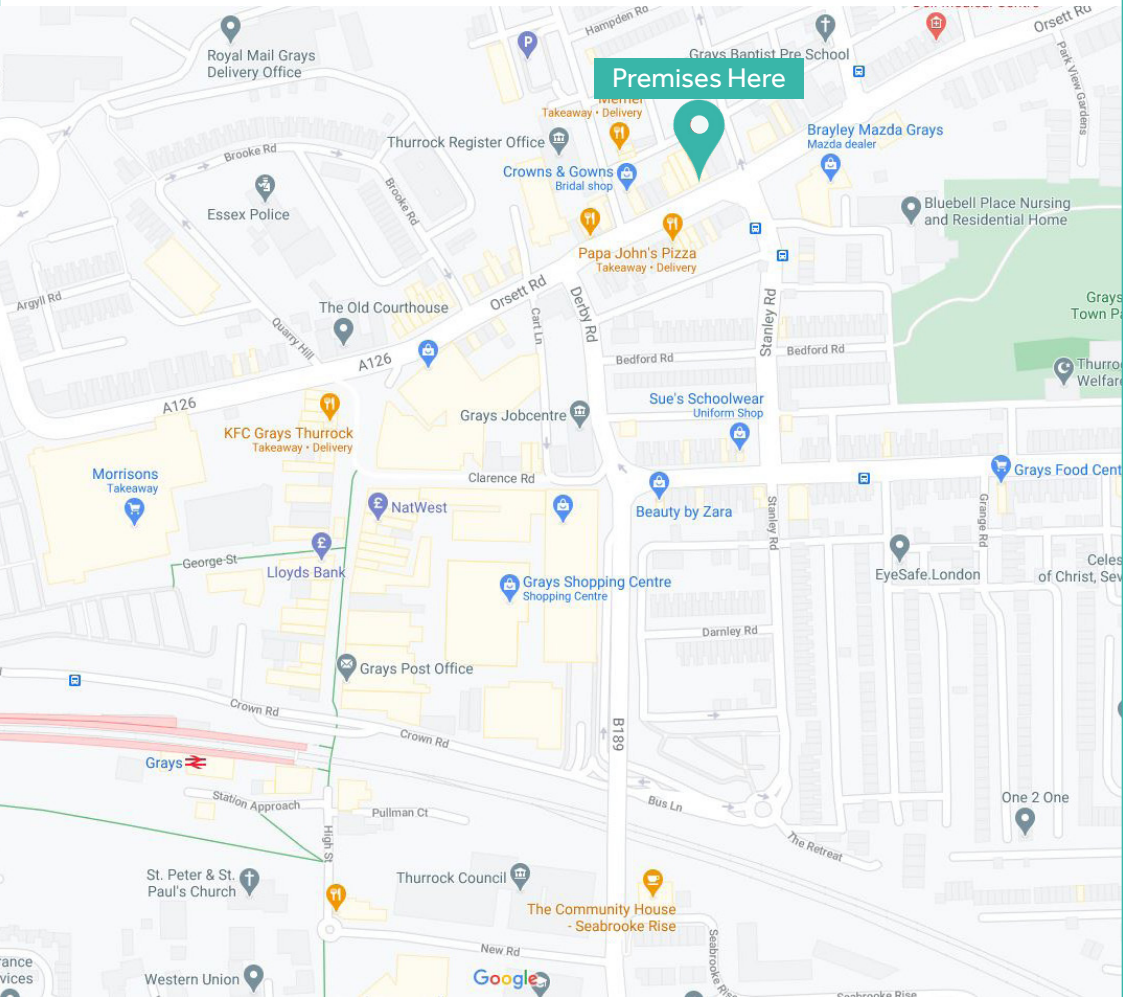




## Location

The property is located on Orsett Road (A126) in between the junction with Milton Road and Cromwell Road at the edge of Grays town centre. Grays train station is 0.4 miles away and provides a regular service to London Fenchurch Street in 35 minutes. The area is well served by buses. Grays town centre and shopping centre is close and is host to a range of well-known High Street occupiers. Grays has excellent road links with the A13 less than 2 miles away and junction 30 of the M25 3.7 miles away.

Please note all distances given are approximate only.



## Description

At the front of the property is a two-storey building that has most recently been used for retail use (Use Class E) on the ground floor and ancillary space on the first floor. We understand that historically the first floor was previously used as a self-contained 1 bedroom flat. Subject to appropriate consents being obtained it is thought that the first-floor would easily convert back into a self-contained dwelling with separate entrance in the adjacent alley and independent utility supply.

To the rear of the property is standalone two-storey building that has most recently been used for storage. It requires significant refurbishment, or alternatively interested parties might consider demolition and constructing a new building subject to obtaining appropriate consents.

In between the two buildings is a concreted yard space. The property has side access and is also accessible from a service road to the rear.

## Accomodation Schedule

Unit	Size
<b>Front Building</b>	
Ground Floor Shop	517 square feet (48.1 square metres)
First Floor	518 square feet (48.14 square metres)
<b>Rear Building</b>	
Ground Floor	359 square feet (33.4 square metres)
First Floor	351 square feet (32.61 square metres)







## Business Rates

The property currently has a rateable value of £13,000 per annum. We would anticipate most occupants being able to obtain business rates relief. All interested parties are advised to check their eligibility with Thurrock business rates department.

## Terms

The freehold interest is available with full vacant possession for £300,000, subject to contract.

## VAT

It is understood that the building is not elected for VAT.

## Data Room

A data room has been set up and access is available on request.

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

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