

23 Station Road

Thorpe Bay, Essex, SS1 3JY



TO LET, THORPE BAY, ESSEX, LIGHT INDUSTRIAL WAREHOUSE & WORKSHOP, APPROX. 4,100 SQ. FT. (380.90 SQ. MS.) PLUS MEZZANINE STORAGE



Description

A light industrial warehouse and workshop with ancillary storage areas, currently owner occupied and used as a retail showroom. The premises has the benefit of gas central heating, 3 phase electric, wc's and customer parking. We are of the opinion the premises would suit a variety of retail and industrial uses but subject to the landlords consent and the necessary planning permission.

Terms

The property is available for letting by way of a new Full Repairing & Insuring Lease, subject to a rent of £30,000 per annum (plus VAT only if applicable).



Location

The property is located on Station Road, Thorpe Bay and slightly set back from the roadside. The Broadway retail parade is a minute walk away offering a mixed range of world famous brand names, as well as independent retailers, including Tesco Express, Costa Coffee, Ladbrokes and Barclays. Thorpe Bay railway station offers the C2C line to London Fenchurch Street which is also within a minute walking distance.

Features

- Warehouse/Retail Showroom
- Workshop & Storage Areas
- Located Close to Thorpe Bay Train Station
- Gas Central Heating
- Allocated Parking
- New FRI Lease Available

Accommodation

The property has been measured on a Gross Internal (GIA) basis and the following approximate floor areas calculated:

Warehouse/Sales Area	2,773 sq. ft.	257.62 sq. ms.
Workshop	1,334 sq. ft.	123.98 sq. ms.
Mezzanine Storage	577 sq. ft.	53.60 sq. ms.

Business Rates

The property is entered on the 2017 rating assessment as a Workshop and Premises with a current rateable value of £28,000. Interested parties are advised to seek verification from Southend Borough Council on 01702 215001.

Services

Although we understand that the property benefits from mains utilities, we would recommend that interested parties make appropriate checks with the relevant statutory authorities to ensure the presence and adequacy of these.

Planning

Interested parties are recommended to make their own enquiries with the Local Planning Authority (Southend Borough Council Tel: 01702 205001) to ensure that any proposed use is in accordance with current planning policies.



Legal Fees

Each party to bear their own costs.

Viewing Arrangements

Strictly by appointment through
Dedman Gray Commercial on 01702
311111.

Jack Lyons

DD: 01702 311143

E: jack@dedmangray.co.uk



103, The Broadway, Thorpe Bay, Essex, SS1 3HQ Tel: 01702 311143 E: jack@dedmangray.co.uk

www.dedmangray.co.uk

Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

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