



Rigby Gardens, Grays

£595,000 Freehold

A rare opportunity to acquire this new build property which is D1 Licensed ideal for a Nursery Business.

Ample parking space and completed to a high spec.

Currently leased for 10 years at £30,000 per annum.

Off-street parking | Garden | D1 Licensed Property | Ideal For Nursery | New Build | High Spec Build |

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Ali&Co
PROPERTY SERVICES

D1 Licensed Premises ideal for Nursery

A rare opportunity to acquire this new build property which is D1 Licensed ideal for a Nursery Business.
Ample parking space and completed to a high spec.
The property has 3 Large open spaces separate food preparation area, office and cloakroom.
Rear Garden space and ample parking
Situated in residential area surrounded by family homes.

Tenure: Freehold

Room 1
Spacious open space

Room 2
Spacious Open Space

Room 3
Spacious Open Space

Room 3
Spacious Open Space

Office 1
Office for administration

Kitchen
Fitted Kitchen with integrated appliances

Cloakroom
Downstairs WC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.