



## Turners Retreat, Marshfoot Road, Grays

**£100,000 pa**

Ali & Co are delighted to offer this unique opportunity Ideal for Day Nursery The plot comprises of Residential and commercial Use.

Assisted Living/ Care Home | Available Now | Large Space | Large Steel Frame Warehouse | Large Yard | Modern Office | Outdoor Area | Parking | Potential Day Nursery | B8 Commercial Use | C3 Residential Use |

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**Ali&Co**  
PROPERTY SERVICES



## TO LET – Mixed-Use Property Ideal for Day Nursery or Business Use

Ali & Co are delighted to present a rare lease option opportunity in a sought-after semi-rural location with residential and commercial use potential.

### Key Highlights:

Offers in the region of: £100,000 per annum Rent  
Tenure: Freehold with vacant possession

Location: Opposite Gateway Primary Free School, approx. 2 miles from A13 and 5-minute drive to Tilbury Town Train Station (London Fenchurch St – 42 mins)

### Property Description:

🏠 Residential Accommodation (Front of Site):  
Extensively refurbished 3-bedroom semi-detached home

Ground Floor: 2 bedrooms, lounge, fitted kitchen, shower room, large hallway

First Floor: Master bedroom with en-suite and walk-in wardrobe

Additional features:  
Spacious entertainment room with bar and kitchen  
Separate toilet and utility room

Fully double glazed and LPG central heating  
Mains water & private treatment plant

### 🏠 Detached Self-Contained Flat:

1 bedroom, shower, toilet, kitchen, and lounge/diner

### 🕺 Detached Dance Studio:

Currently used as a dance studio – ideal for continued recreational or business use

### Commercial Element (Rear of Site):

Modern storage/light industrial unit with offices and welfare facilities  
Gated access with wide driveway

### Features:

3-phase power  
2500L LPG tank  
CCTV, alarm system, electric shutters  
Planning Reference: 17/00245/FUL (formerly for timber structure storage & manufacture – potential to reapply for new use)

### Site Overview:

Unit Size: 3,317 sq ft / 308.4 sq m  
Yard Size: 3,209 sq ft / 298.3 sq m  
Extensive landscaped site with gravel parking at front, commercial yard at rear  
Total residential accommodation: 4 bedrooms (including flat), plus entertainment room and studio

### Additional Information:

Council Tax: Band C  
Commercial Rateable Value (2023): £15,250 – Small Business Rate Relief may apply  
EPC Ratings: Chalet E54; EPC for commercial element pending  
Legal Costs: Each party to cover their own legal fees  
ID Requirements: Valid photo ID and utility bill required upon offer submission in line with Money Laundering Regulations

Contact Ali & Co to arrange a viewing or request further details.



Deposit: £16,666.66



