



Turners Retreat, Marshfoot Road, Grays

£1,250,000 Freehold

SOLD

Ali & Co are delighted to present this unique opportunity with the potential of creating a Day Nursery subject to change of use class.

Chain free sale – no onward chain | B8 Commercial Use | C3 Residential Use | Landscaped | Secure Gated | Potential Day Nursery | Subject to Change of Use | Outbuildings | Car Parking | Workshop and Yard | Storage Facilities |

01375 806786

hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

FOR SALE - UNIQUE MIXED USE PREMISES

The property is located in a pleasant semi-rural location directly opposite Gateway Primary Free School. The A13 is only approx. 2 miles away and Tilbury Town Train Station only an approx. 5 minute drive. This station provides a service to London (London (Fenchurch Street)) in approximately 42 minutes.

The property

The commercial accommodation is positioned to the rear of the site, comprising a modern complex of storage/light industrial space with office/welfare facilities. Access is via an electric security gate fronting the main road and a wide drive way. The space benefits from 3-phase power, 2500l LPG tank, CCTV, alarm and electric shutters.

The planning consent was for our client's previous business (storage and manufacture of timber structures) but could be changed with the Local Authority. Planning ref: 17/00245/FUL.

To the front is a semi-detached 3-bedroom property, extensively refurbished to an exceptional standard. The ground floor comprises 2 bedrooms, lounge, fitted kitchen, shower room and large hallway. On the first floor is the master bedroom, en-suite and clothes storage. Large walk in shower.

The lounge overlooks the garden where there is also a spacious entertainment room with bar and kitchen. There is also a toilet opposite and utility room.

The property is double glazed throughout and centrally heated by the LPG system. There is mains water and a private treatment plant.

In addition, there is a detached 1 bedroom self-contained ground floor flat with toilet, shower, kitchen and lounge/diner. Adjacent is another detached structure being used as a dance studio.

The property occupies a spacious landscaped site comprising gravel parking to the front and the commercial yard to the rear.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit 3,317 sq ft 308.4 sq m

Yard 3,209 sq ft 298.3 sq m

4-bedrooms (including detached accommodation), lounge, kitchen, ground floor shower and first floor en-suite with clothes room. Entertainment room and dance studio.

Tenure

Freehold with vacant possession.

Figures

Offers in the region of £1,250,000 are invited for the freehold interest with vacant possession.

Business rates

The Rateable Value (2023) of the commercial part is £15,250. Small Business Rate Relief may apply and interested parties are advised to satisfy themselves in this respect. The residential is Council Tax Band C.

Legal costs

Each party is to be responsible for payment of their own legal costs.

Money Laundering Regulations

Due to recent money laundering regulations, all purchasers when making an offer on a property will need to provide a copy of their current

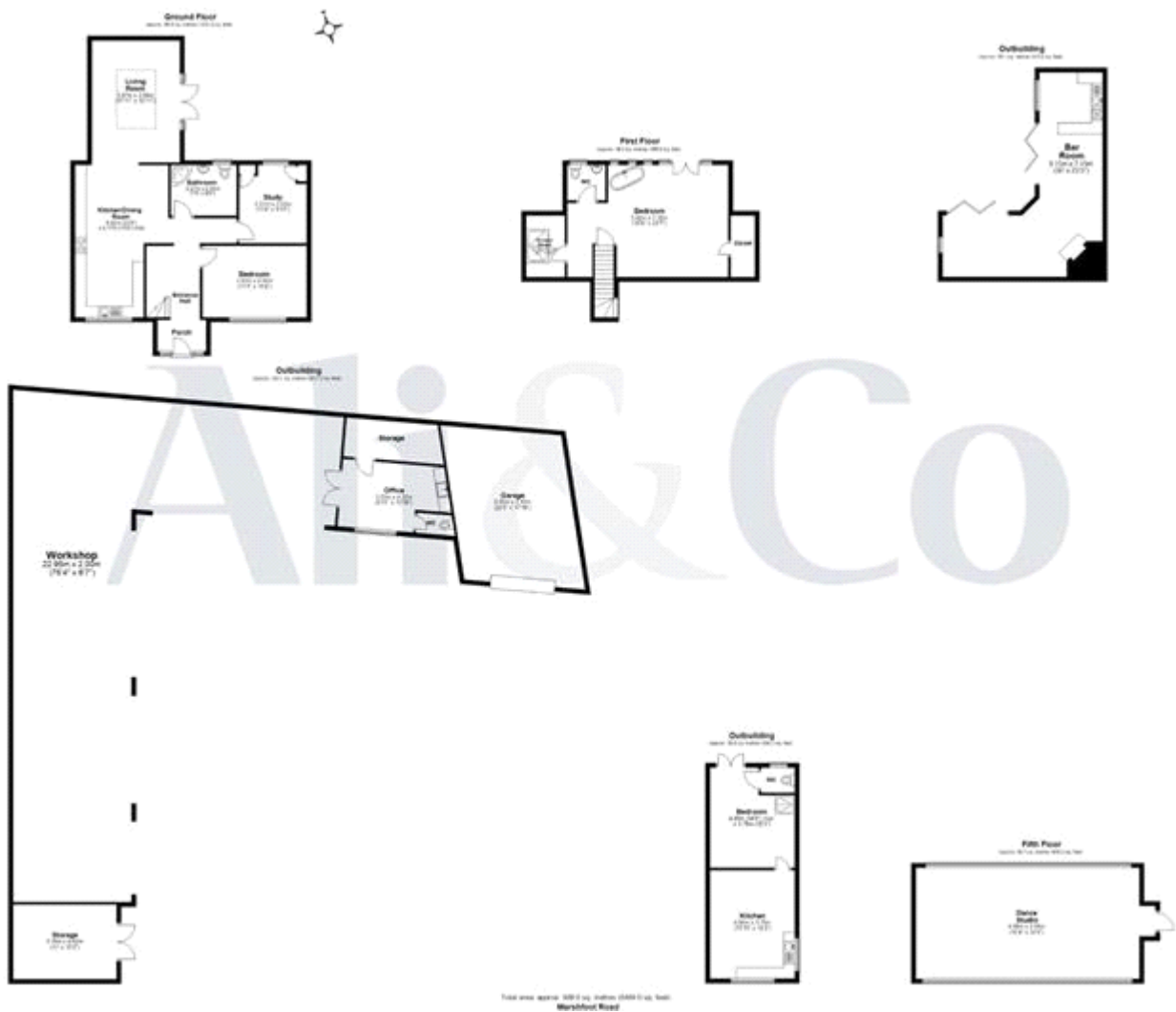


Passport photo page and a recent Utility Bill confirming their current address.

Energy Performance Certificate (EPC)
The rating for the chalet is E54. An EPC for the commercial element is in the process of being prepared.

Tenure: Freehold





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.