



## Broadway, Grays

**£35,000 pa**

Ali & Co are delighted to present this fantastic opportunity to lease this great size property. Situated on a busy retail parade close to local schools and town centre.

A1 Retail | Access to A13/M25 | Available Now | Busy Parade | Close To Town | Large Space | Vacant Shop | Large Frontage |

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**Ali&Co**  
PROPERTY SERVICES



## SHOP TO LEASE LONG TERM

Formerly trading as R G Cole Ali & Co, we are delighted to present this fantastic opportunity to lease a generously sized commercial property in a highly prominent location.

The premises are situated on a busy retail parade, benefiting from strong footfall and excellent visibility, conveniently located close to local schools and Grays town centre.

The property offers a substantial open-plan retail space, complemented by basement access, providing additional storage or ancillary accommodation. The frontage boasts full floor-to-ceiling glazed windows, allowing for exceptional natural light and prominent display opportunities. The unit was previously used as a kitchen and bedroom showroom, making it well suited to a variety of retail or showroom uses (subject to any necessary consents).

### Key Features:

Prominent retail location

Large open-plan retail area

Basement access

Floor-to-ceiling shopfront glazing

Excellent visibility and natural light

Internal viewings are highly recommended to fully appreciate the size, layout, and potential of this property.

Deposit: £8,749.99





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 tenant.