SMC Brownill Vickers

To Let

Double fronted retail premises located in Corringham town centre, Essex

£32,000 per annum

20-22 Grover Walk, Corringham, SS17 7LY

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- Double fronted retail premises with basement
- Located in main retailing area of Corringham town centre, Essex
- Potential for a variety of uses; retail, café/restaurant, office, clinic, health centre, gym, leisure, community (STP)
- Available on a new lease
- Nearby shopping car park area to the rear of the premises

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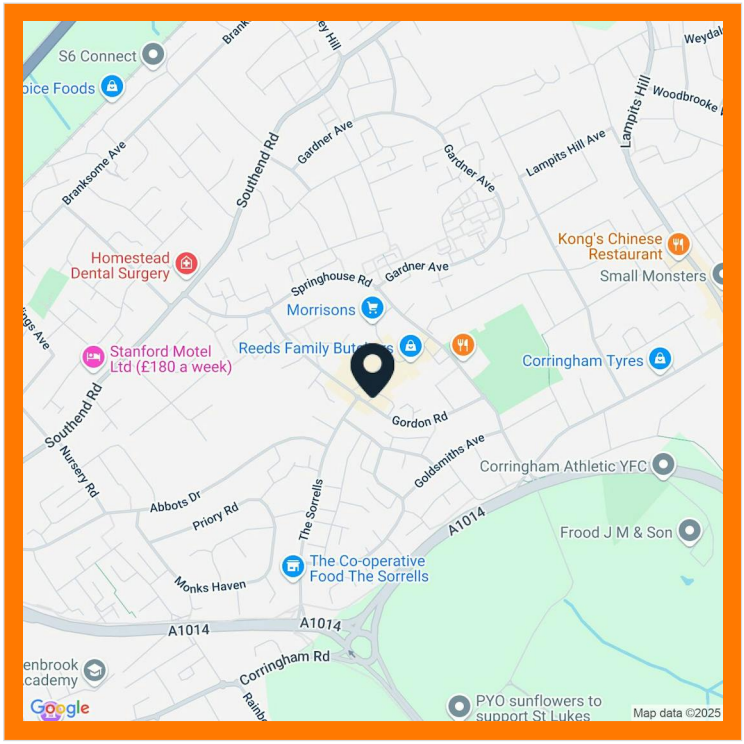

Description

Double fronted retail premises which was most recently occupied by Lloyds Bank. The internal accommodation includes an open retail area, with ancillary space including stores, kitchenette and basement. The unit is configured as a double unit, but may have potential for separation as two units depending on requirements.

Location

The property is located in the heart of Corringham town centre which is a busy local centre, between the A13 and Stanford-le-Hope. The property is located on Grover Walk, which is home to a variety of national and local traders including Savers, Boots, Dominos, Greggs, etc. There is a shopping car park area situated to the rear of the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 20 Grover Walk: Main Retail Area	710	65.96
Unit - 20 Grover Walk: Left Hand Store	85	7.90
Unit - 20 Grover Walk: Kitchenette	21	1.95
Unit - 20 Grover Walk: Rear Hall	84	7.80
Unit - 20 Grover Walk: Stores	188	17.47
Unit - 22 Grover Walk: Main Retail Area	576	53.51
Unit - 22 Grover Walk: Front Office	94	8.73
Unit - 22 Grover Walk: Kitchen	112	10.41
Unit - 22 Grover Walk: Rear Hall	90	8.36
Unit - Unit 22 Grover Walk: Stores	72	6.69
Basement	183	17
Total	**2,215**	**205.78**

Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the offices are is rated as follows:-

Address: 20 /22, Grover Walk, Corringham, Stanford-le-hope, Essex, SS17 7LY
Description: Bank and premises
Rateable Value: £21,750

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

The 2025/26 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here:
https://www.gov.uk/apply-for-business-rate-relief/retail-discount

Planning

The premises are understood to have been used as a bank premises (A2). Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with the local planning authority that their use is acceptable under these new changes.

Lease Terms

The property is available on a new lease on terms to be agreed. Rental incentives will be considered for a suitable tenant.

Rent

£32,000 per annum. We are informed VAT is NOT payable on the rent.

Business Rates

Rateable Value of £21,750

Energy Performance Certificate

Upon Enquiry

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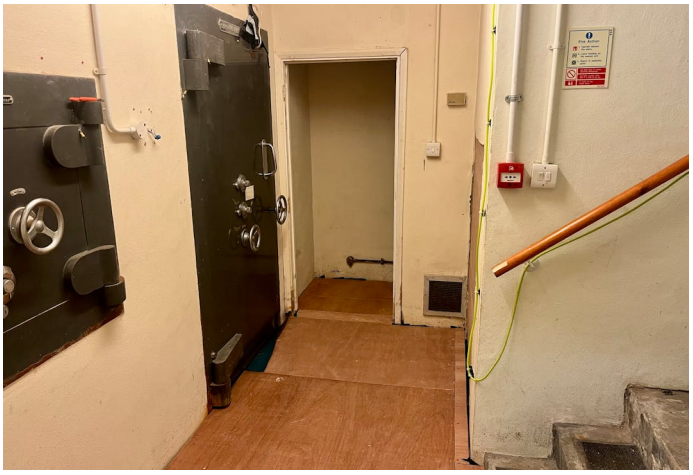
First aid