

## \*PRIME SHOP LEASE FOR SALE\*

UPON THE INSTRUCTION OF

# Oasis

Unit 115, Level 1  
Lakeside Shopping Centre

### Location

The property is situated on the lower level of Lakeside Shopping Centre in Grays. Directly adjacent to **BHS** and **Footlocker** other nearby retailers include **Schuh, Miss Selfridge, Evans, Dorothy Perkins, Goldsmiths, La Senza, Office, River Island** and **The Disney Store**.

### Accommodation

The unit is arranged over two floors providing the following approximate dimensions and floor areas:

Ground Floor Sales	291.3 sq m	3,137 sq ft
Mezzanine Ancillary	53.7 sq m	578 sq ft
<b>Total:</b>	<b>345.1 sq m</b>	<b>3,715 sq ft</b>

### Tenure

The property is held by way of an existing lease which expires 24 March 2019 subject to a review 25 December 2018.

### Rent

The passing rent is £347,000 per annum exclusive.

### Service Charge

The service charge is £50,252 per annum.

### Premium

Incentives are available subject to covenant status.



### Rates

We are verbally informed by the local rating authority that the premises are assessed as follows:

Rateable Value	£380,000
UBR (15/16)	0.493
Rates Payable (15/16)	£187,340

Interested parties are advised to verify these figures with Thurrock Council (01375 652 960).

### Legal Costs

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

### EPC

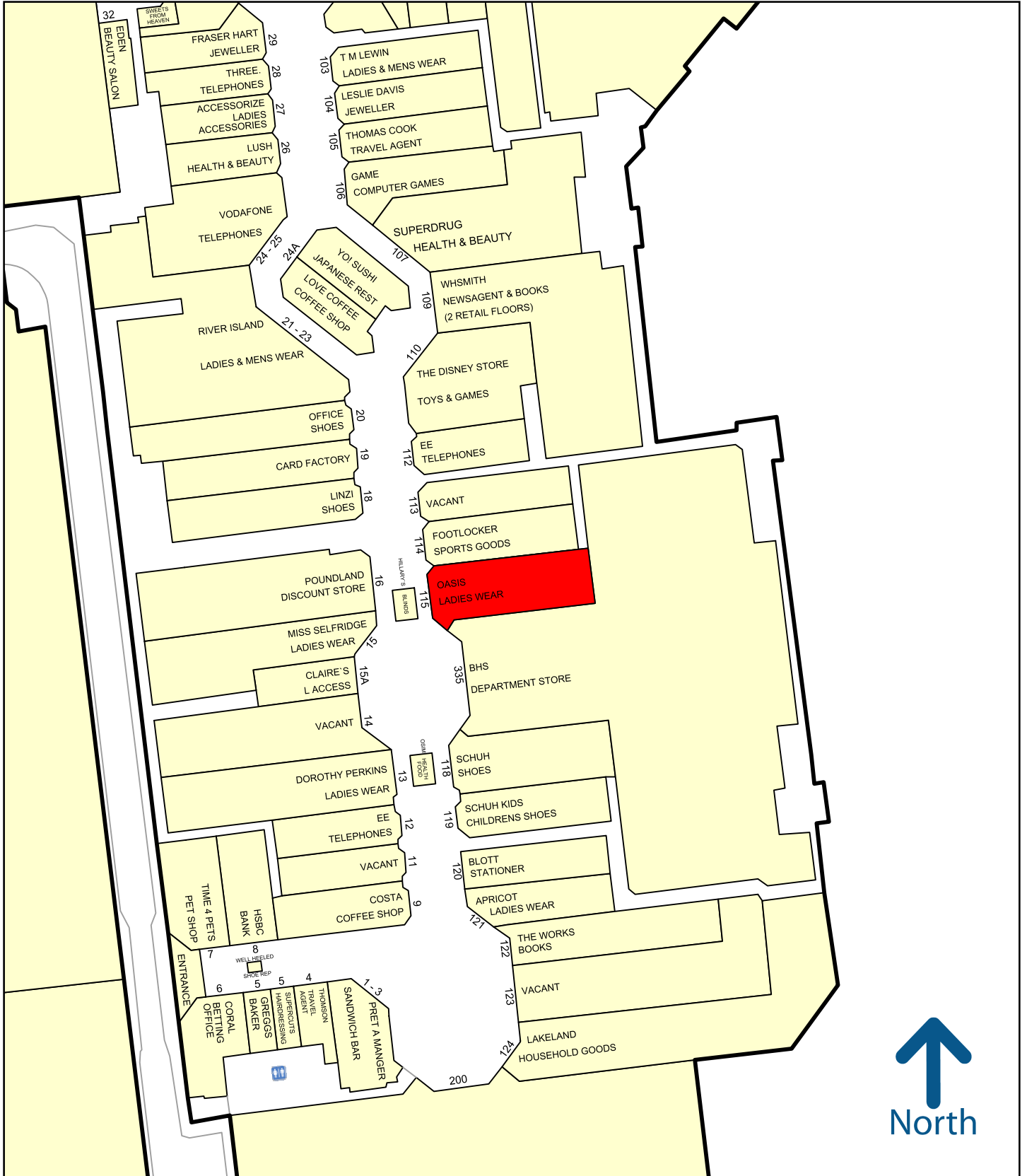
An EPC has been commissioned and will be made available upon request.

### Viewing

Staff are unaware of this disposal so viewing is strictly by prior appointment through sole agents, **Harper Dennis Hobbs**:

**Hannah Mahoney**  
[hannahmahoney@hdh.co.uk](mailto:hannahmahoney@hdh.co.uk)  
020 7462 9100

**Subject to Contract**



50 metres

Experian Goad Plan Created: 13/10/2016

Created By: Harper Dennis Hobbs

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