

CANVEY ISLAND – 368 LONG ROAD, CANVEY ROAD, SS8 0QA

**NEW BUILD RETAIL UNIT ADJACENT TO CO-OP AND CUSTOMER CAR PARK
SUITABLE FOR A VARIETY OF USES (STP)**



LOCATION

The property occupies a prominent location forming part of the redevelopment of the landmark King Canute Public House. The adjoining property is now occupied by **Co-Op**. There is a **Londis** opposite and a number of local occupiers in the vicinity. The new Canvey Island Retail Park development is close by and will be opening shortly with pre-lets agreed to **Marks & Spencer, Costa, B&M** and **Sports Direct** to adjoin a 70,000 sq.ft. **Morrisons**.

THE PROPERTY

The premises offer the following approximate dimensions and net internal floor area:

Gross Frontage	-	10.3 m	34' 00"
Internal Width (max)	-	10.3 m	34' 00"
Depth	-	17.1 m ²	56' 00"
Ground Floor	-	173.0 m ²	1,863 sq.ft.

NB: *The property benefits from 15 dedicated parking spaces.*

CONCESSIONS

A rent-free period is available to a suitable assignee or prospective sub-tenant subject to covenant status.

PLANNING

The property currently has planning permission for a veterinary surgery but is also suitable for non-food retail uses.

LEASE

The property is held on a full repairing and insuring lease for a term of 15 years from July 2018 at a rental of **£26,000 p.a. excl.** There are fixed uplifts of 12.5% in years 5 and 10 of the lease. VAT is payable on the rental.

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	-	£27,500
UBR (2019/2020)	-	49.1p

Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Castle Point Borough Council – Tel: 01268 882 233.

COSTS

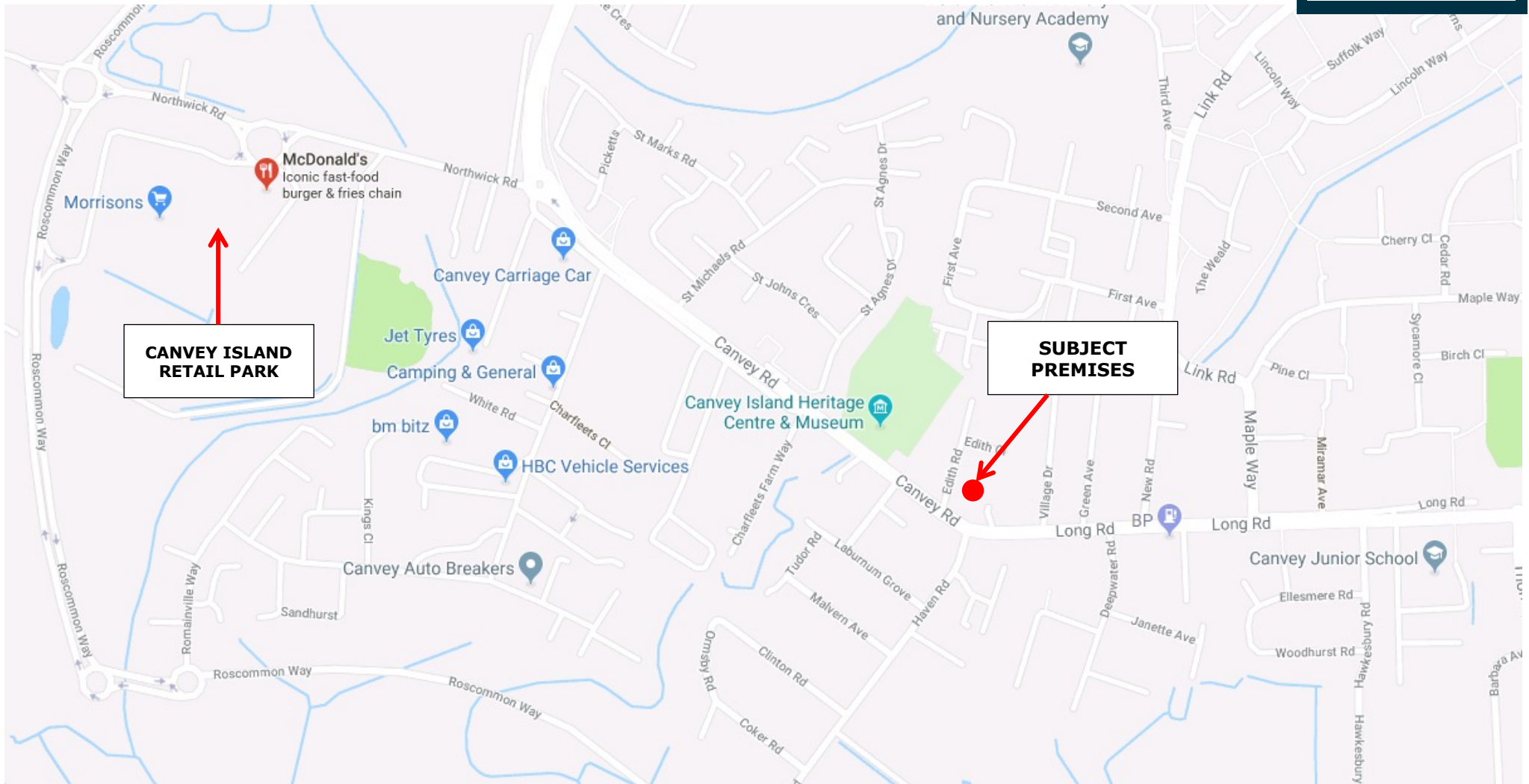
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

INSPECTION

Inspections may be carried out at short notice by contacting:-

Jim Moloney jimmoloney@sprrg.co.uk or
Sean Varilone seanvarilone@sprrg.co.uk

Tel: 020 7409 2100



Important notice – all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price RRG LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitute a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price RRG LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.