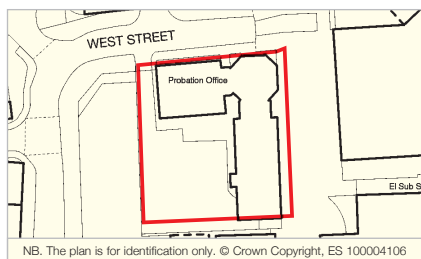
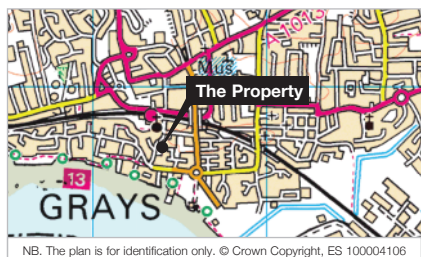


## Grays

### Former Grays Probation Office, 5 Wells, West Street, Essex RM17 6XR

- **A Freehold Detached Former Office Building**
- GIA extending to Approximately 930 sq m (10,017 sq ft)
- Twenty Parking Spaces
- To be offered with Prior Approval (PD) for Change of Use of Offices (Class B1a) to Dwelling House (Class C3) to form 17 Apartments
- Comprising 10 x One Bedroom, 5 x Two Bedroom and 2 x Three Bedroom Flats

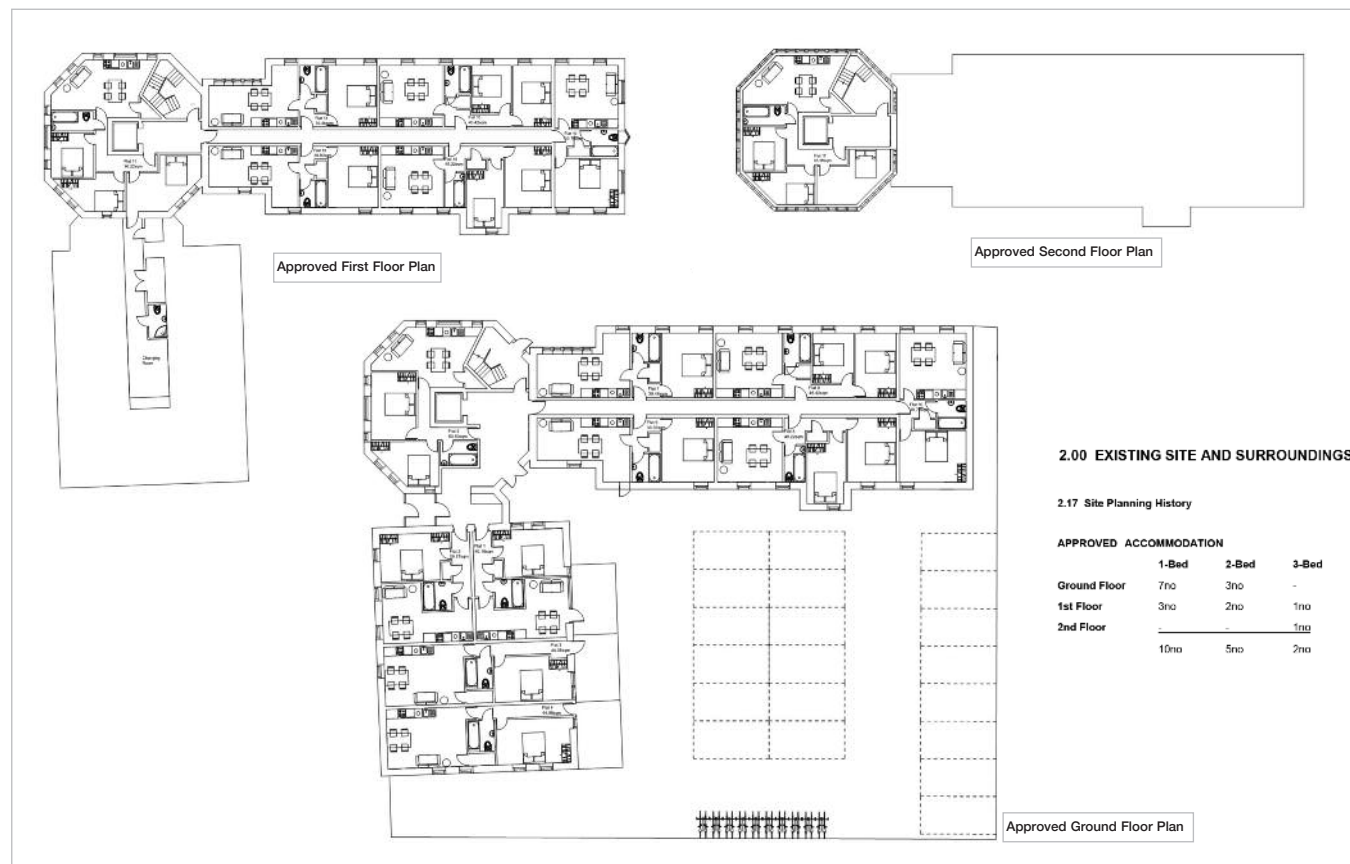
## Vacant Possession upon Completion



### Seller's Solicitor

Messrs Rexton Law Solicitors (Ref: MS).  
Tel: 0208 819 5899.  
Email: michael@rextonlaw.co.uk

### VACANT – Freehold Building with Planning



**Tenure**  
Freehold.

### Location

West Street is located off Argent Street, which in turn runs off Sherfield Road. The property itself is situated at the northern end of West Street, which has pedestrian access to High Street. Extensive shops and amenities are available in nearby Grays Shopping Centre, with the open spaces of Grays Beach Riverside Park also being within reach. Rail services run from nearby Grays Station, providing services into London Fenchurch Street Station. Road communications are afforded by the nearby A13 and M25 Motorway.

### Description

The property comprises a part three storey office building together with 20 car parking spaces. The property is internally arranged to provide office accommodation.

### Existing Accommodation

GIA Approximately 930 sq m (10,017 sq ft)

Site Area Approximately 0.138 Hectares (0.341 Acres).

Flat	Floor	Accommodation	Approximate GIA
1	Ground	One Bedroom Accommodation	40.18 sq m (433 sq ft)
2	Ground	One Bedroom Accommodation	39.37 sq m (424 sq ft)
3	Ground	One Bedroom Accommodation	44.08 sq m (471 sq ft)
4	Ground	One Bedroom Accommodation	44.08 sq m (471 sq ft)
5	Ground	Two Bedroom Accommodation	50.89 sq m (548 sq ft)
6	Ground	One Bedroom Accommodation	39.93 sq m (430 sq ft)
7	Ground	One Bedroom Accommodation	39.46 sq m (425 sq ft)
8	Ground	Two Bedroom Accommodation	49.22 sq m (530 sq ft)
9	Ground	Two Bedroom Accommodation	46.42 sq m (500 sq ft)

### Planning

Local Planning Authority: Thurrock Council.

Tel: 01375 652950.

Permitted development rights (PDR) were granted on 11th July 2017 for "Change of use of offices (Class B1a) to dwelling house (Class C3) to form 17 apartments". Once complete, the property will provide the accommodation shown in the schedule set out below:

The Vendors have also obtained pre-application advice from Thurrock Council for the creation of an additional 8 residential dwellings. A copy of the letter dated 4th January 2018 from Thurrock Council is available for inspection within the legal pack.

Flat	Floor	Accommodation	Approximate GIA
10	Ground	One Bedroom Accommodation	39.79 sq m (428 sq ft)
11	First	Three Bedroom Accommodation	96.22 sq m (1,036 sq ft)
12	First	One Bedroom Accommodation	39.93 sq m (430 sq ft)
13	First	One Bedroom Accommodation	39.46 sq m (425 sq ft)
14	First	Two Bedroom Accommodation	49.22 sq m (530 sq ft)
15	First	Two Bedroom Accommodation	46.12 sq m (496 sq ft)
16	First	One Bedroom Accommodation	39.79 sq m (428 sq ft)
17	Second	Three Bedroom Accommodation	63.90 sq m (688 sq ft)
		<b>Total Proposed Floor Area</b>	<b>808.06 sq m (8,613 sq ft)</b>

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



