

AVAILABLE ON A SHORT TERM BASIS ONLY



**THE FORMER CORRINGHAM AMBULANCE STATION
GIFFORDS CROSS ROAD
CORRINGHAM
STANFORD LE HOPE
ESSEX
SS17 7QQ**

SITE AREA OF c 2,200 sq.ft. (204 sq.m.)

**WITH A SINGLE STOREY BUILDING OF
900 sq.ft. (83.61 sq.m.)**

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

Corringham is a small town approximately 7 miles from Tilbury between Canvey Island and Tilbury Fort.

The nearest mainline station is in the neighbouring town of Stanford-le-Hope approximately 2 miles away providing access to London Fenchurch Street via Ockendon.

The subject property is located at the Giffords Cross Road/Lampits Hill junction between a public car park and the South West Essex NHS Corringham Health Centre.



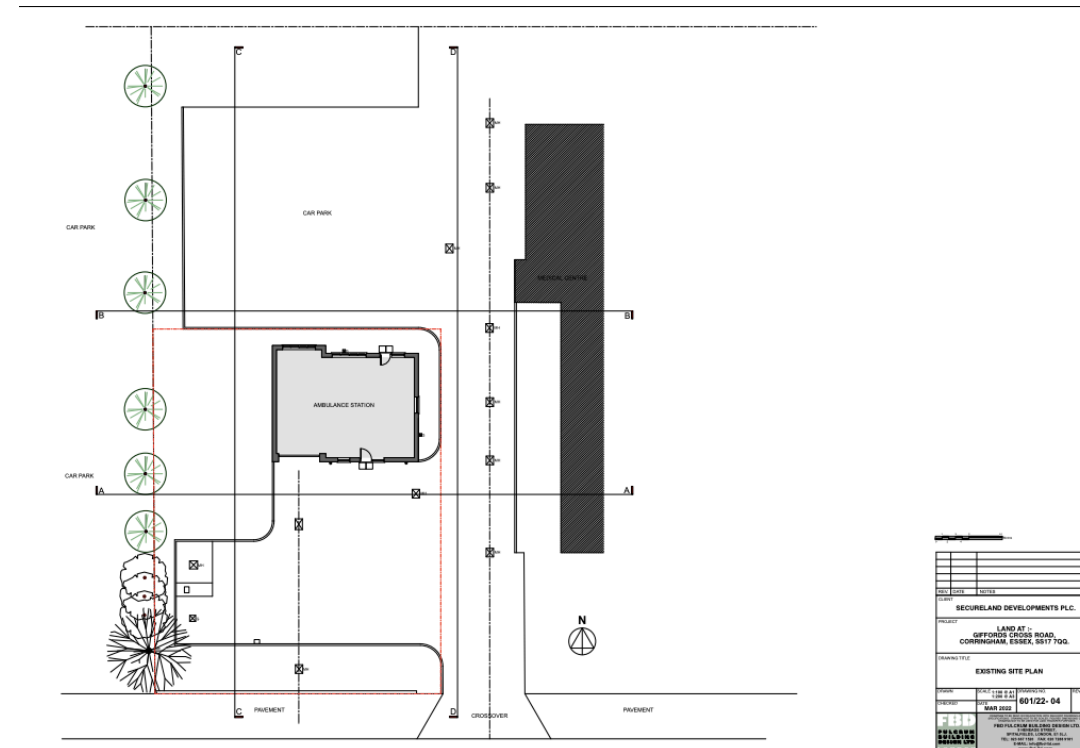
Accommodation

The available accommodation comprises of a detached brick built single storey building with a forecourt. The building is divided into a 2x small rooms together with male & female WC's and a large workshop/storage/garage.

The forecourt is mainly hard standing which we understand was most recently used for as vehicle depot.

The premises are ideal for a number of uses within the motor trade including car wash, retail car sales or distribution although alternative uses will be considered.

The building is in reasonable decorative order with a Gross Internal Area (GIA) of approximately 900 sq.ft. (83.61 sq.m.). We understand the total site area to be 2,200 sq.ft. (204.38 sq.m.).



Terms

Tenure

Leasehold. A new internal repairing lease is available directly from the Freeholder for a term of up to 3 years subject to a Landlords rolling 6 month redevelopment break clause from the end of the 2nd year.

Rent

£12,000 per annum. Rent to be paid monthly in advance.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Possession

Immediately upon completion of legal formalities or sooner by arrangement.

Legal costs

The ingoing Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

EPC

To be advised.

Viewing

Strictly by prior appointment via this office.

ADAM STEIN & CO

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