

VACANT PUB WITH GARDEN & CAR PARK FOR SALE OR TO LET

GRAYS, ESSEX



THE THEOBALDS ARMS, 141 ARGENT STREET, GRAYS, ESSEX, RM17 6HR

- Situated just off High Street, within close proximity of the River Thames
- Approximately 300 metres south west of Grays Railway Station
- Surrounded by high density residential accommodation, very close to town centre and near South Essex College
- Enclosed trade patio and eight car parking spaces
- May suit alternative uses (subject to obtaining the necessary consents)

GUIDE RENT £35,000 PER ANNUM - GUIDE PRICE £475,000 (+VAT if applicable)

SUBJECT TO CONTRACT

Sole selling/letting agents

CounF343

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS

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Location

The pub is situated within an area administered by Thurrock Council, approximately 28 kilometres (17 miles) east of the City of London. The site faces onto Argent Street near its junction with the High Street. The pub is surrounded by predominantly residential accommodation mixed in terms of style and height near to Grays town centre. South Essex College lies just over 100 metres to the north and the River Thames lies approximately 200 metres to the south. Tilbury Docks are located less than two kilometres to the south east and the DP World London Gateway Port lies circa 10 kilometres (six miles) to the east. The M25 Junction 30 intersection with A13 lies circa four kilometres (2 ½ kilometres) to the north west.

Lakeside shopping centre is situated within three kilometres (two miles) to the north west. Grays Railway Station (C2C Line) lies circa 300 metres to the north west, providing frequent services into London Fenchurch Street Station with an average journey time of around 35 minutes.

Location plan are attached. [Link to Google Maps](#)

Description

End of terrace building, set out over two storeys beneath a multi-pitched roof. The site benefits from a car park to the side for eight vehicles and a part enclosed trade patio to the rear.

Ground floor	Trading area decorated in a traditional style fitted with an inter-connecting bar servery, a domestic kitchen and a set of customer WCs and various ancillary storage areas.
First floor	Manager's accommodation comprising two bedrooms, a bathroom, lounge, kitchen and office.
External	Part enclosed trade patio and car parking for eight vehicles.

A site plan is attached.

According to Nimbus Maps the total building footprint and total site area is approximately:-

Pub Building Footprint	316 sq m (3,400 sq ft)
Total Site Area	725 sq m (7,800 sq ft)

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Licensing

The Premises Licence permits the sale of alcohol from 10:00am until 11:30pm on Sunday to Thursday and from 10:00am until 12:30am on Friday and Saturday.

Planning

From informal enquiries of Thurrock Council, it has been established that the property is not listed and nor does it not lie within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £16,500 with effect from 1st April 2026.

Basis of Sale / Letting

A new free-of-tie lease is available, guide rent £35,000+VAT, all terms to be negotiated. Guide price £475,000 (+VAT if applicable) for the freehold interest with vacant possession upon completion. Subject To contract.

Viewings & Further Information

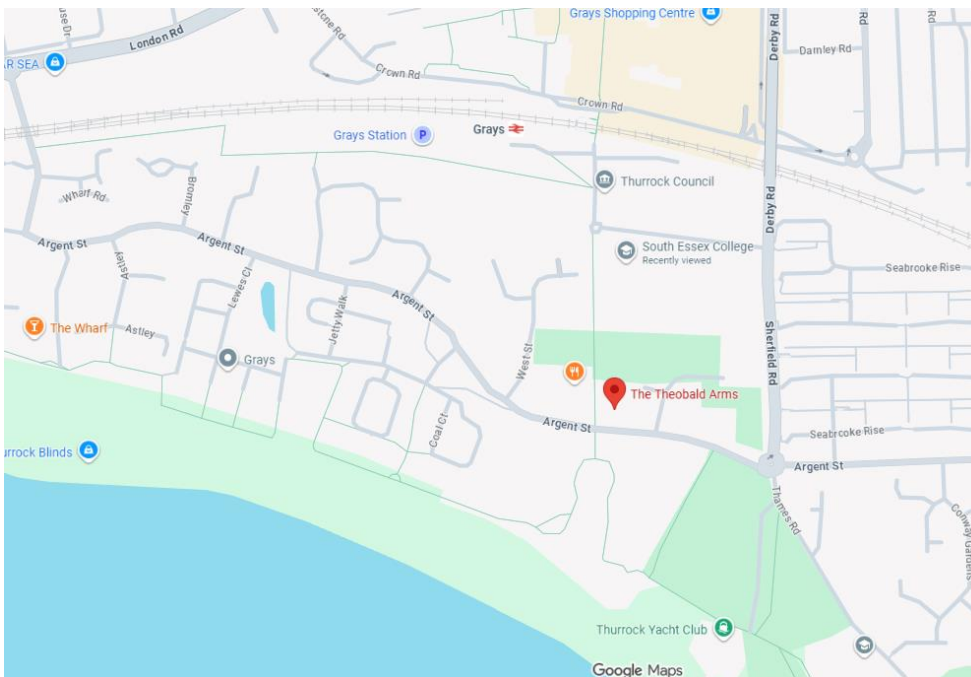
The business is currently open and trading. Interested parties are requested to undertake discrete customer inspection of the pub in the first instance. Please do not engage in conversation with any customers or staff regarding this sale / letting. For further information or to organise a viewing, please contact either:-

Michael Penfold: 07894 210 853 / Michael.penfold@agg.uk.com or;
Panayiotis Themistocli: 07973 856 232 / panayiotis.themistocli@agg.uk.com

EPC

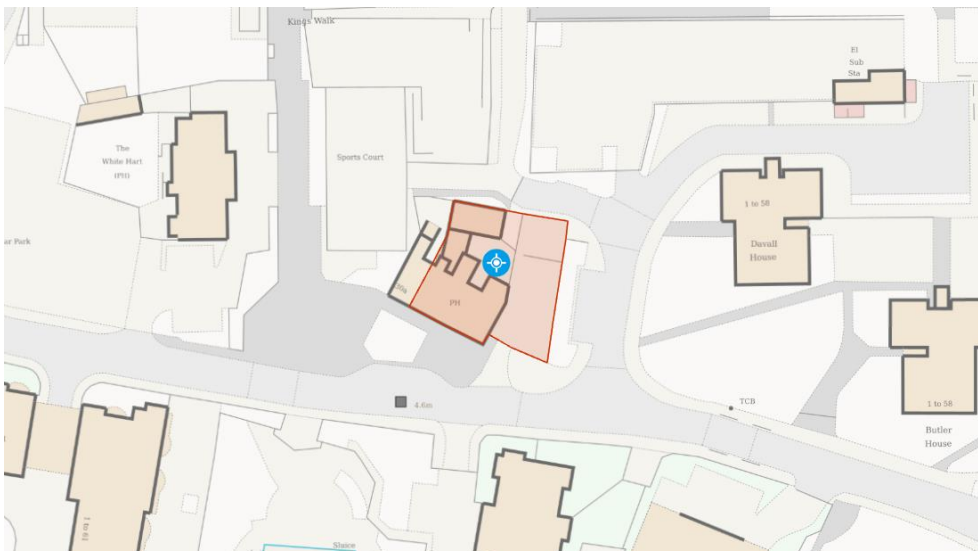
The property has an EPC rating of D (96). [Link to EPC](#)

Location Plans



Source: Google Maps. Not to scale - Provided for indicative purposes only.

Site Plan



Source: Nimbus Maps. Not to scale - Provided for indicative purposes only.

Additional Photos

