

WATERSIDE PUB INVESTMENT FOR SALE

GRAYS, ESSEX



WHARF PH, WHARF ROAD SOUTH, GRAYS, ESSEX, RM17 6SZ

Red line drawn above for indicative purposes only

- Faces onto the River Thames and surrounded by predominantly residential accommodation
- Fully fitted trade kitchen
- Two external trading areas
- 15 Car parking Spaces
- Pub let at a rent of £75,000 per annum with effect from June 2021, lease expires in June 2031

FREEHOLD INVESTMENT

GUIDE PRICE £750,000

SUBJECT TO CONTRACT

Sole selling agents

CounF208

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Location

The pub is situated within an area administered by Thurrock Council and lies approximately 30 kilometres (19 miles) east of central London. The site faces onto the River Thames and is surrounded by predominantly residential accommodation mixed in terms of style and height. There are four storey residential blocks either side of the pub with a development of houses to the rear. 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 amenities of Lakeside shopping centre are located less than 2 ½ kilometres (1 ½ miles) to the north west. Grays town centre and Railway Station lie circa 500 metres to the north east. Grays Railway Station (C2C Line) provides frequent services into London Fenchurch Street Station with a journey time of circa 35 minutes.

Location plans are attached.

Description

The pub is detached and set out over three storeys beneath a multi-pitched clay tile covered roof. There are various extensions to the rear. The site benefits from a car parking to the side for 15 cars, a fenced trade garden to the rear and external bench seating to the front and side of the building.

Ground floor	The trading area is sub-divided into two trading areas decorated in a traditional "Olde-Worlde" style fitted with a central bar servery and exposed timber flooring. A set of customer wc's and a trade kitchen and cold beer store lie to the rear.
First floor	Five rooms, kitchen and a bathroom with separate wc.
Second floor	Two rooms.

A set of floor plans and a site plan are attached.

The approximate gross internal floor areas are calculated to be:-

Ground floor	215 sq m (2,313 sq ft)
First floor	105 sq m (1,130 sq ft)
Second floor	37 sq m (398 sq ft)
Total	357 sq m (3,841 sq ft)

Using the online Promap measuring system the building footprint is calculated to be: -

Pub Building Footprint	238 sq m (2,560 sq ft)
Total Site Area	560 sq m (6,025 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.

Services

We are advised that the property is connected to all mains services.

Licensing

The Premises Licence permits the sale of alcohol from 10:00am until midnight Sunday to Thursday and from 10:00am until 1:00am on Friday and Saturday.

Planning

From verbal enquiries of Thurrock Council it has been established that the property is Grade II listed but does not lie within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £50,750 with effect from 1st April 2026.

Tenure

The pub portion of the property is subject to a 10 year free-of-tie lease which expires in June 2031. The lease is contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 Part II (Section 24 – 30). The rent passing is £75,000 per annum. The lease is FRI and there is an outstanding rent review from June 2026. The tenant company is named 'Rozee Bar Group Limited' (Company No. 13471617). The landlord is holding a rent deposit equivalent to three months rent, £18,750 plus VAT of £3,750, (total £22,500). A copy of the lease is available upon request.

Basis of Sale

Guide price £750,000 (+VAT if applicable) for the freehold pub, subject to lease.

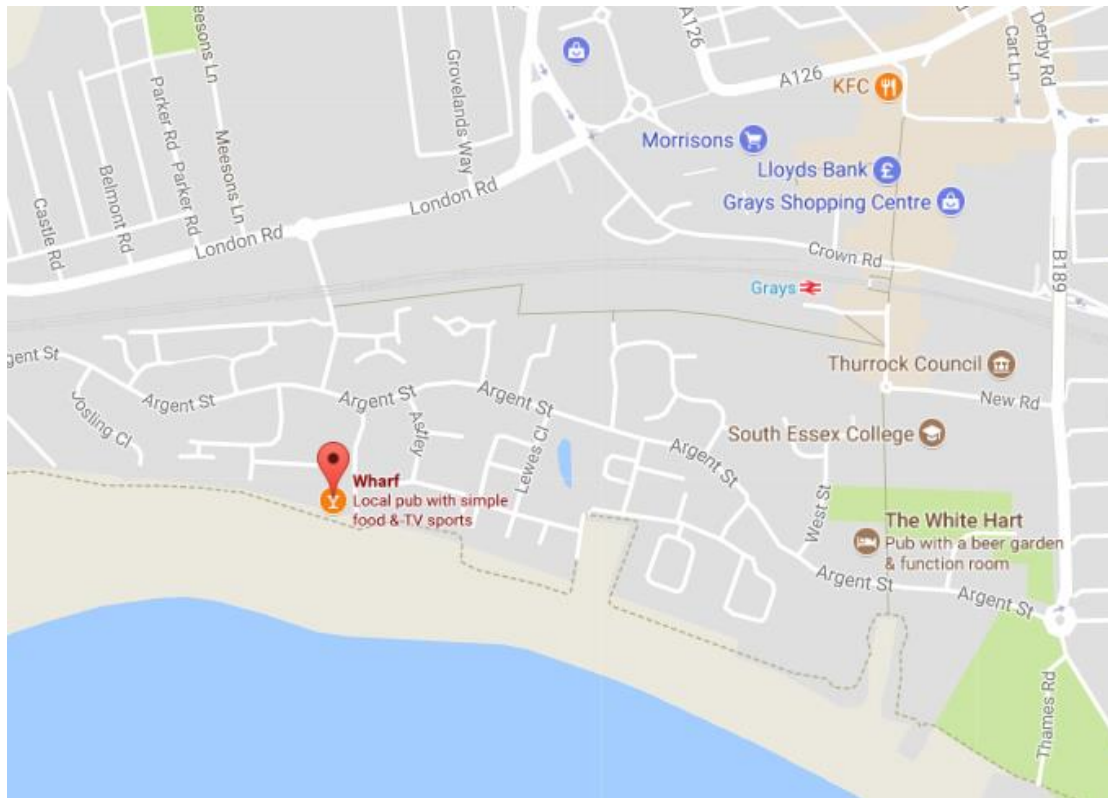
Viewings & Further Information

The business is currently open and trading. Prospective purchasers 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. For further information or to organise a viewing, please contact Panayiotis Themistocli on either tel: 07973 856 232 or email: panayiotis.themistocli@agg.uk.com.

EPC

The property has an EPC rating of C (73). [Link to EPC](#)

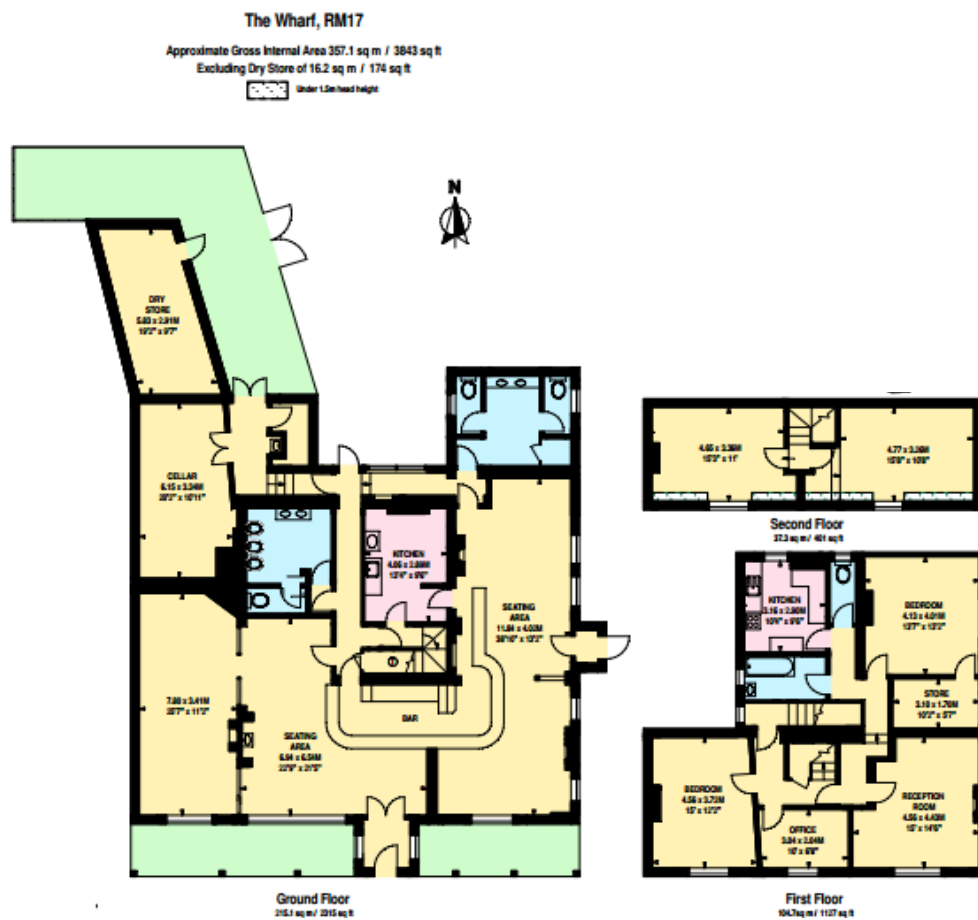
Location Plans





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

Floor Plans



Historic plans. Not to scale - Provided for indicative purposes only.

Additional Photos



