Rigby Gardens, Grays

£595,000 Freehold

SOLD

A rare opportunity to acquire this new build property which is D1 Licensed ideal for a Nursery Business.
Ample parking space and completed to a high spec.
Currently leased for 10 years at £30,000 per annum.

Off-street parking | Garden | D1 Licensed Property | Ideal For Nursery | New Build | High Spec Build |

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Ali & Co
PROPERTY SERVICES

D1 Licensed Premises ideal for Nursery

A rare opportunity to acquire this new build property which is D1
Licensed ideal for a Nursery Business.
Ample parking space and completed to a high spec.
The property has 3 Large open spaces separate food preparation area,
office and cloakroom.
Rear Garden space and ample parking
Situated in residential area surrounded by family homes.

Tenure: Freehold

Room 1
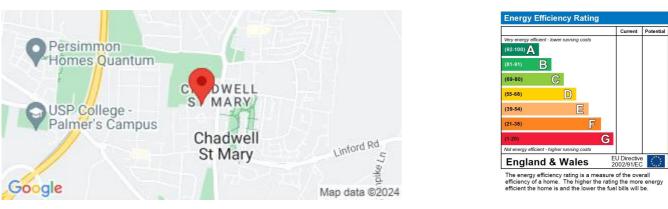Spacious open space

Room 2
Spacious Open Space

Room 3
Spacious Open Space

Room 3
Spacious Open Space

Office 1
Office for administration

Kitchen
Fitted Kitchen with integrated appliances

Cloakroom
Downstairs WC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.