



Property description at purchase





LOT 116 - State Cinema George Street, Grays, Essex, RM17 6LY

Prominent Vacant Town Centre Freehold Grade II Listed Development Opportunity

Sold Prior

Commercial - 17th May 2023 - Online Only

Key Features

Former cinema comprising a total of approximately 3,157.35sq m (33,985 sq ft)

Site area 0.42 acres

Pedestrianised town centre location, close to Grays Shopping Centre and Grays Rail Station

Town Centre Development potential subject to obtaining all the necessary consents

Occupiers close by include: Morrisons (adjacent), Lloyds Bank, KFC, Burger King and Costa Coffee

VAT is applicable

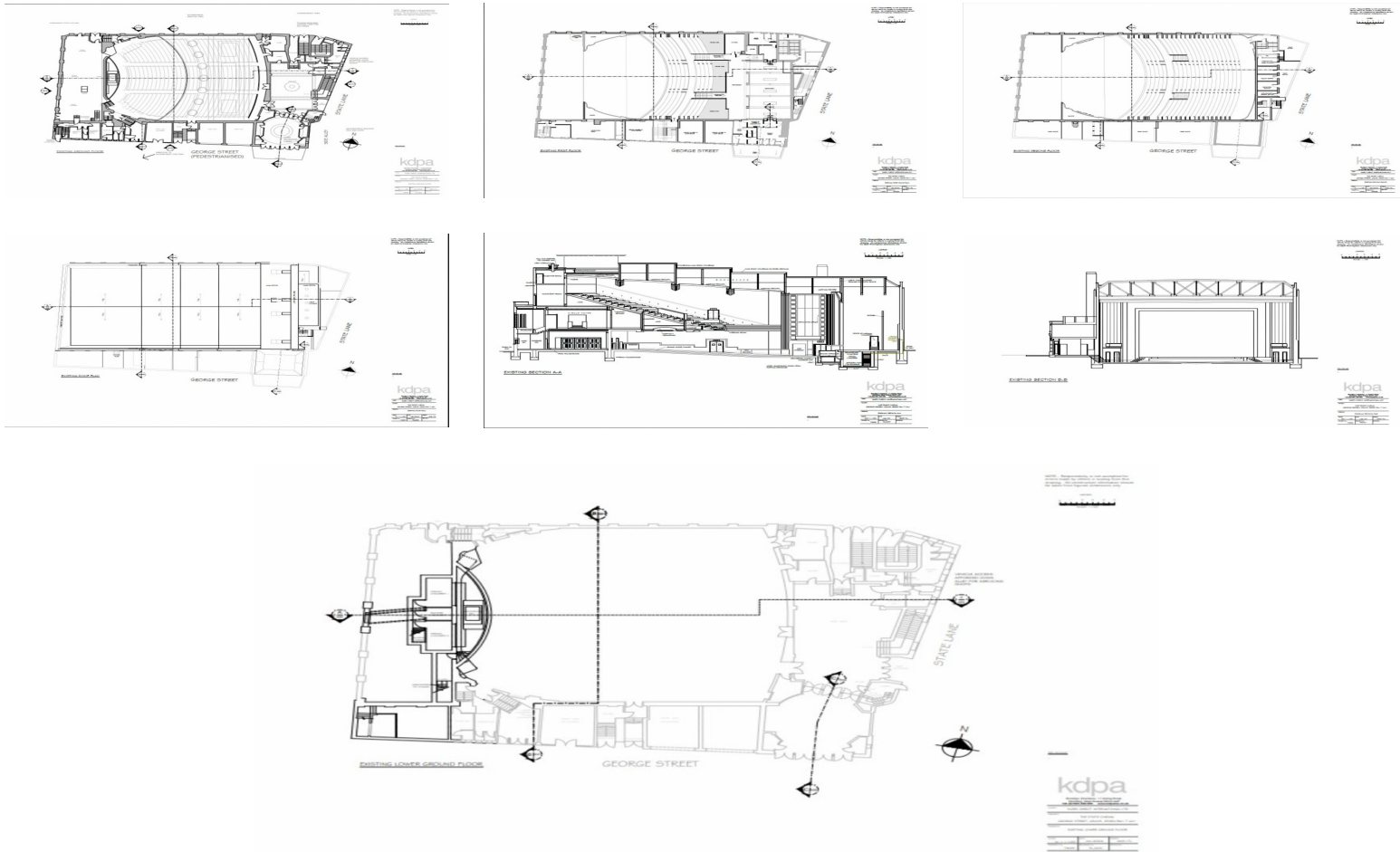
Six Week Completion Available

Vacant Possession

[Read More](#)

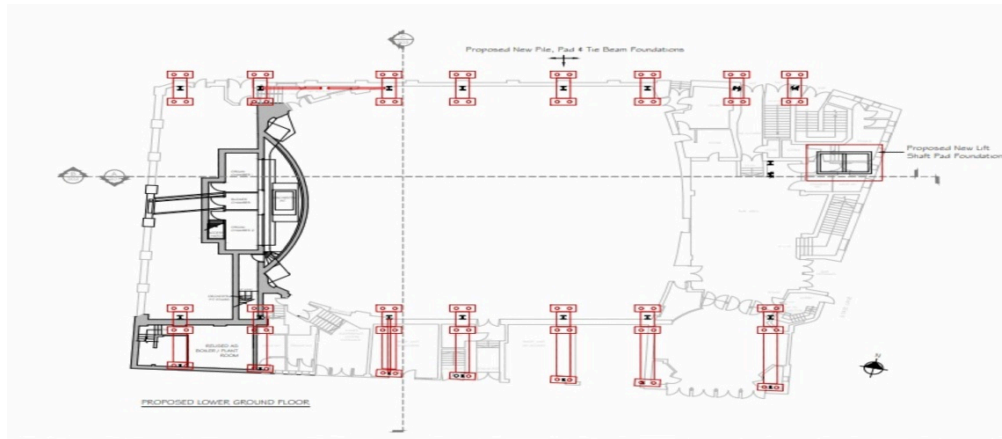
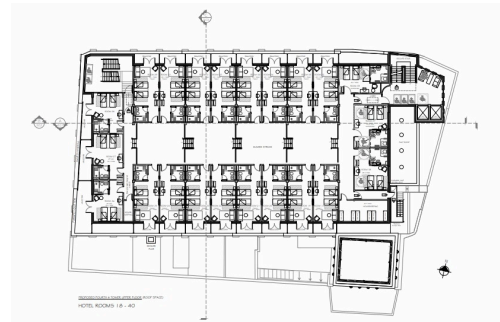
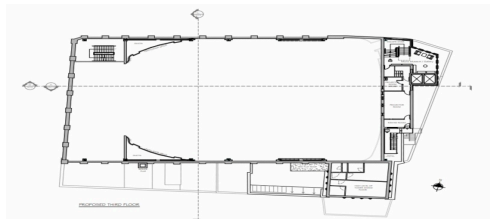
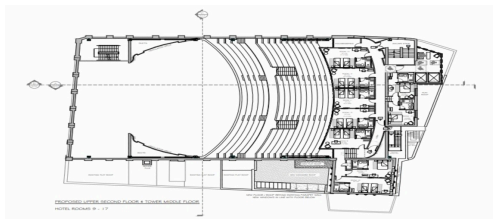
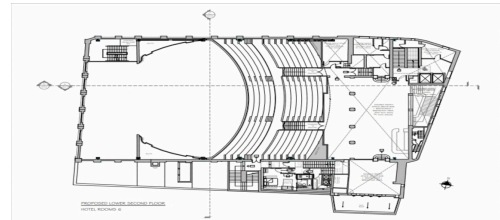
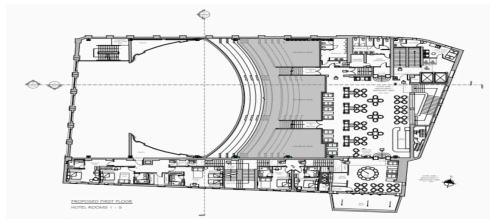
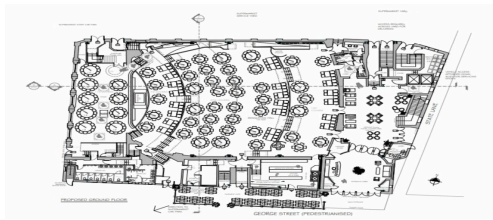
Grays state cinema proposed model video tour

FULL PLANNING APPLICATION (24Feb25)



Drawings & Plans (EXISTING)

Existing Lower Ground Floor	Existing Section A-A
Existing Ground Floor	Existing Section B-B
Existing First Floor	Existing Section C-C
Existing 2nd Floor	Location Map
Existing Roof	Existing Site Plan
Block Plan	



Drawings & Plans (PROPOSED)

[Proposed Lower Ground Floor \(V5\)](#)

[Proposed Roof \(V5\)](#)

[Proposed Ground Floor \(V5\)](#)

[Proposed Tower 1 \(V5\)](#)

[Proposed 1st Floor \(V5\)](#)

[Proposed Interior Pier Detail \(V5\)](#)

[Proposed Lower 2nd Floor \(V5\)](#)

[Proposed 5th Floor Wall Pier Detail \(V5\)](#)

[Proposed Upper 2nd And Tower 2 \(V5\)](#)

[Proposed Interior False Wall Detail \(V5\)](#)

[Proposed 3rd Floor \(V5\)](#)

[Proposed Section AA \(V5\)](#)

[Proposed 4 & Tower 3 \(V5\)](#)

[Proposed Section BB \(V5\)](#)

[Proposed 5th Floor \(V5\)](#)

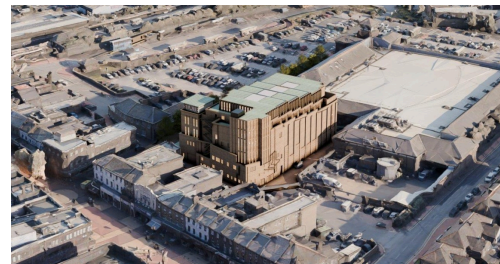
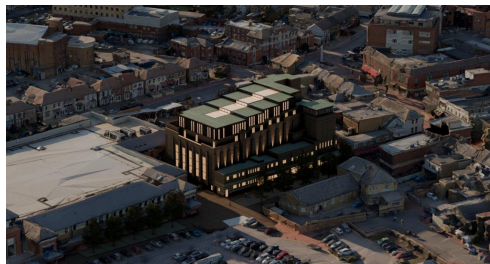
[Proposed Section CC \(V5\)](#)

[Proposed Rooms In Upper Circle Details \(v5\)](#)

Elevation Drawings (PROPOSED)

<u>Proposed North Elevation (Rear) (V5)</u>	<u>Extension East Elevation (Revision A)</u>
<u>Proposed South Elevation (Front) (V5)</u>	<u>Extension North Elevation (Revision A)</u>
<u>Proposed West Elevation (Side) (V5)</u>	<u>Extension West Elevation (Revision A)</u>
<u>South Elevation (Revision A)</u>	<u>Proposed East Elevation (Side Alley) (V5)</u>

PROPOSED 3D IMAGES (CGI) FOR FULL PLANNING APPLICATION



DEVELOPMENT Loan & Budget



Budget & Appraisal (Construction)

Development Budget Calculations	
Phase 1: Development Costs (Budget) for Conversion (16 Flats)	Phase 2: Development Costs (Budget) for Conversion (6 Flats)
Development Costs (Budget) by Regency Grove - Fabian	

Quotes (Construction)

Construction Quote by Sleek - Oct24

Loan (Construction)

Monitoring Survey Initial Report by Fabian, 18Nov24

GRAY STRUCTURE (CONSTRUCTION)



Surveys & Reports

Building Regulations Conditional Approval - TBA
Building Regulation Drawings - TBA
Building Regulation drawings NOTES - TBA
Construction Insurance - TBA
Noise or Acoustics Report post Constructions - TBA
Structural Survey detailed - TBA
Interior Design (Layout) - TBA

[Schedule of Works, Aug24](#)

Completion



Certificates

Final Certificate for Building Regulations Approval - TBA
<i>Electric Installation Certificate - TBA</i>
<i>Electric Completion Certificate - TBA</i>
<i>Plumbing Installation Certificate - TBA</i>
<i>EPC Certificate - TBA</i>
<i>Fire Risk Assessment - TBA</i>
<i>NHBC Insurance - TBA</i>

PLANNING APPLICATION REFERENCES

Reference	Proposal	Status	Decision Issue Date
<u>21/00728/FUL</u>	Change of use of building from cinema to public house and associated internal and external works to facilitate use, including the creation of external beer garden on frontage to George Street and external repair works	Permitted	Mon 19 Jul 2021
<u>21/00729/LBC</u>	Works to create public house and ancillary areas within existing building, including full internal refurbishment and redecoration scheme and external works including creation of beer garden	Permitted	Mon 19 Jul 2021

Disclaimer

Valuations & Appraisals by Sleek are strictly estimates only and you should use them on that basis. The valuation Model analyses prices for equivalent properties sold or sold in the area. These properties may differ in ways that we do not or cannot consider. Valuations are subjective and based on market forces, which may change. Valuations must not be used for property sale, purchase, mortgage or related purposes. You should seek a professional valuation from a qualified surveyor before deciding whether to buy or sell a property. We shall not be liable for any losses you or anyone else suffer due to relying on the valuations. This includes not being liable for any loss of property, loss of bargain, loss of capital through over-payment or under-sale or for any indirect, special or consequential loss.