



**PRESTIGIOUS GRADE II\* LISTED CINEMA IN GRAYS  
TOWN CENTRE AVAILABLE WITH PLANNING CONSENT  
FOR CONVERSION TO A PUBLIC HOUSE**

State Cinema · George Street · Grays · RM17 6LY

**CBRE** savills



# STATE CINEMA

GRAYS, RM17 6LY

“ Savills and CBRE are delighted to bring to the market the freehold interest in the iconic Grade II\* Listed State Cinema which is situated in the centre of Grays. The premises extends to approximately 33,986 sq ft and benefits from planning consent to convert to a public house ”

Offers Invited For The Freehold Interest

---

Freehold for sale • 0.42 acre site • Historic Grade II\* Cinema Premises • Nearby occupiers include Morrisons, KFC, Burger King and Grays Shopping Centre • Close proximity to Grays train station • Development potential subject to obtaining the necessary consents  
GIA – approx. 33,986 sq ft

---



## Location

Grays is located in Essex 9.2 miles north east of Dartford and 12.7 miles south of Brentwood. The State Cinema is situated in the pedestrianised town centre fronting George Street which adjoins the High Street a short distance to the east.

The State Cinema occupies a substantial town centre plot and benefits from being in close proximity to a range of occupiers including Morrisons, KFC, Burger King and Grays Shopping Centre.

Public transport communications are excellent with train services between Grays and London Fenchurch Street in a journey time of approximately 35 minutes.

## Description

The property comprises a three storey detached building, above basement, with exposed brick elevations beneath a flat roof.

## Accommodation

### Lower Ground

The lower ground comprises a number of stores.

### Ground Floor

The ground floor comprises an open plan theatre, a reception room with bar servery, customer toilets and a number of stores.

### Upper Floors

Additional bar area with theatre seating, customer toilets, former trade kitchen, a number of storage rooms and the former projection room.

## Approximate Floor Areas GIA

FLOOR	SQ M	SQ FT
LOWER GROUND	76	823
GROUND	1,592	17,133
MEZZANINE	415	4,466
FIRST	1,020	10,978
SECOND	54	586
TOTAL	3,157	33,986





## Tenure

The property is held freehold (Title number EX793905).

The property benefits from a right of way (with or without vehicles) over the service yard to the rear of the State Cinema and adjacent to Morrisons as illustrated on the adjacent plan in green. There is also a right of way on foot only to the front of the property as illustrated on the adjacent plan in blue. The rights of way are both subject to the property being used as a restaurant and or/bar.

## Rateable Value

The subject property is entered in the 2017 Rating List with a Rateable Value of £10,000.

## EPC

The subject property is Grade II\* listed and therefore does not have an Energy Performance Certificate.

## Planning

The property currently benefits from assembly, leisure and entertainment (formerly Class D2) consent, now included within Use Class Sui Generis as of September 2020. The property is Grade II\* Listed but is not situated within a conservation area.

JD Wetherspoon have obtained planning permission to change the use of the building from cinema to public house and to carry out the associated works to facilitate public house use. Further details regarding the full planning permission can be found on Thurrock Council's website using the following link:

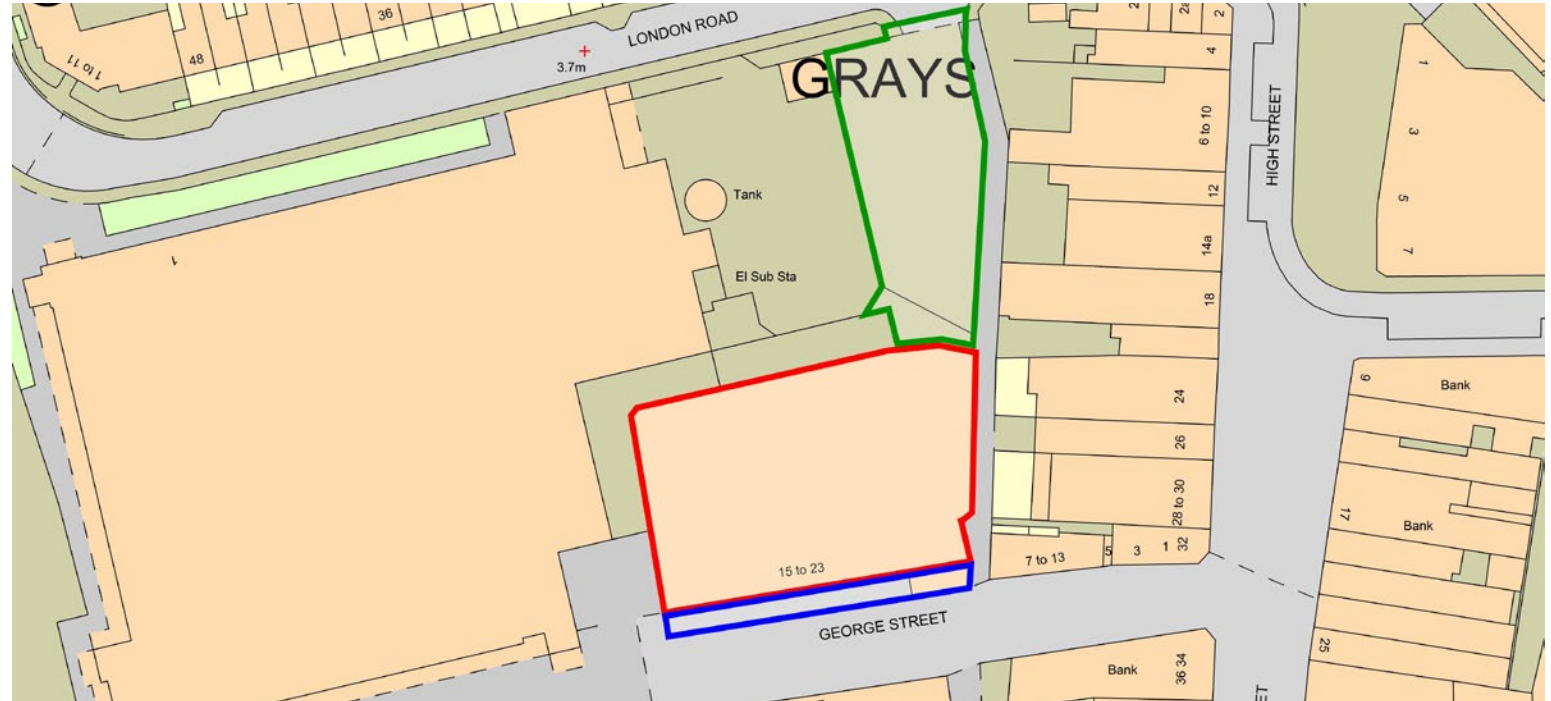
<https://regs.thurrock.gov.uk/online-applications/applicationDetails.do?keyVal=QSDA2GQGFZO00&activeTab=summary>

## Photography

The CGIs contained within this brochure have been produced by the vendor to illustrate the planning consent that has been obtained and do not reflect the current condition/configuration of the property.

## Terms

Offers are invited for the benefit of our clients' freehold interest, plus VAT if applicable.





## Viewings

The property is currently closed so all formal viewings must be arranged through the joint selling agents Savills and CBRE.



savills

Paul Breen

T: 020 7877 4555

M: 07767 873353

[pbreen@savills.com](mailto:pbreen@savills.com)

Stuart Stares

T: 020 7299 3088

M: 07807 999841

[sstares@savills.com](mailto:sstares@savills.com)



CBRE

Toby Hall

T: 020 7182 2259

M: 07785 253055

[toby.hall@cbre.com](mailto:toby.hall@cbre.com)

James Brindley

T: 020 7182 2651

M: 07827 356616

[james.brindley@cbre.com](mailto:james.brindley@cbre.com)

**Disclaimer:** September 2022

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:  
1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.