



Sealeys
Walker Jarvis

(01474) 369368



2 Clive Road

, Gravesend, DA11 0RS

£1,021 PCM



Full Description

RENT
£1,021 PER CALENDAR MONTH (£12,250 PER ANNUM)

LOCATION DESCRIPTION

The Thamesgate Shopping Centre sits in prime position in Gravesend Town Centre, sandwiched between Gravesend Train Station (with its high-speed link to London St Pancras - journey time around 26 minutes) and New Road - Gravesend's main pedestrianised shopping street. Above the centre is the town's main multi-storey car park.

PROPERTY DESCRIPTION

A ground floor lock-up shop opposite Gravesend Train Station and comprising -
450 Sq Ft (41.8 SqM) of retail space plus WCs.
A frontage of 23 Ft (7.01M)

AGENT'S NOTE

Services charges year ending 2020 were £3,321.26

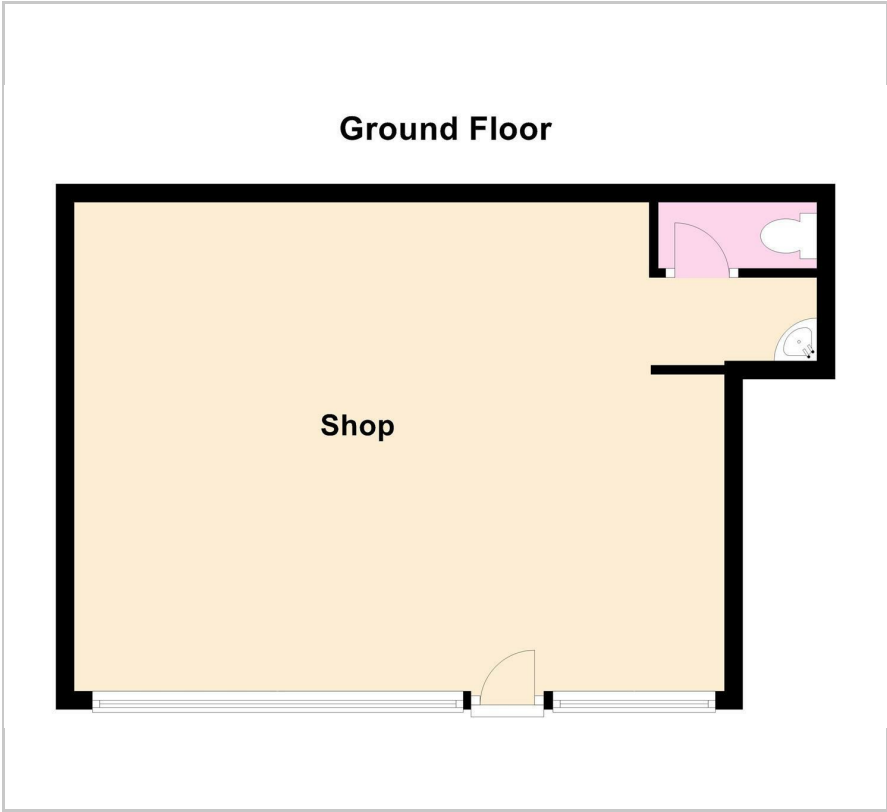
CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £10,500 per annum as at March 2020 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham Borough Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

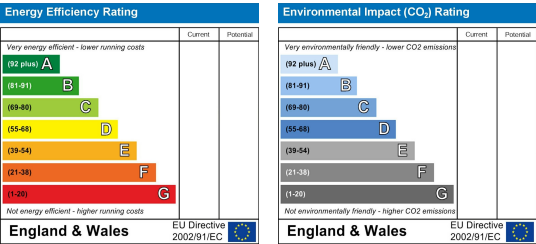
CURRENT BUSINESS USE

The current class of business use is A1, A2 and A3 use. Interested parties are advised to seek clarification of permitted use from the local authority.

Floor Plan



Energy Efficiency Graph



Viewing

Please call our Commercial Department on (01474) 369368 or Email: commercial@sealeys.co.uk if you would like to arrange a viewing for this property or require further information.

Sealeys Walker Jarvis
184 Parrock Street
Gravesend
Kent
DA12 1EN
www.sealeys.co.uk

Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.