



**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

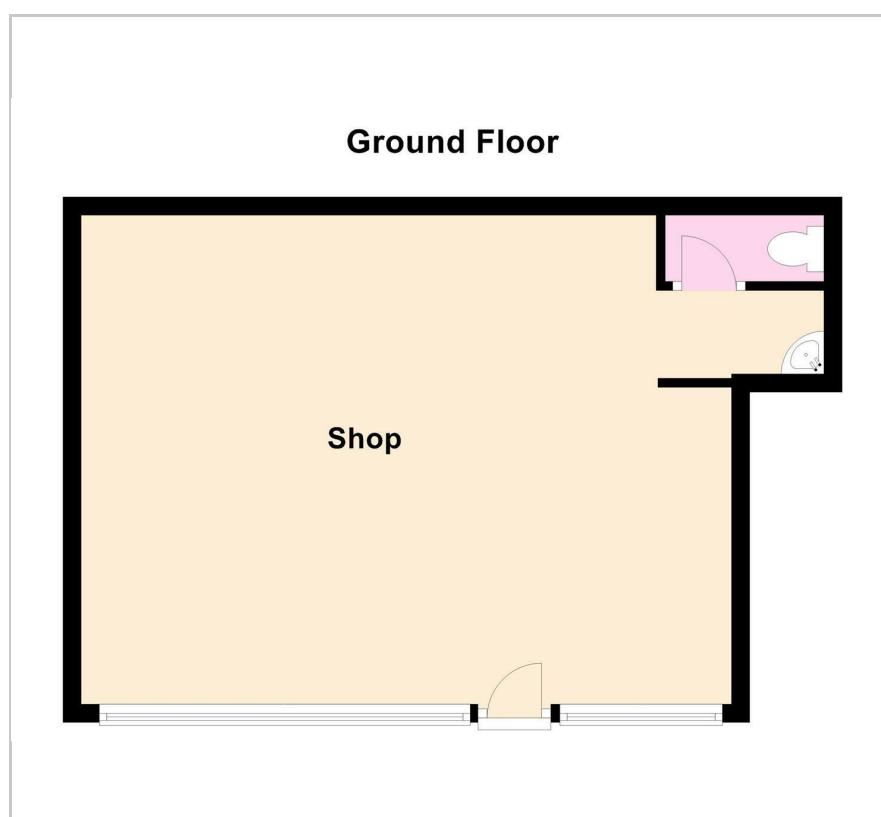
### CURRENT BUSINESS RATES

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.

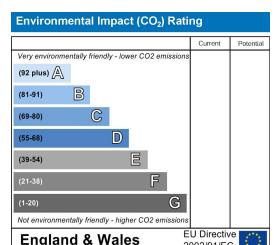
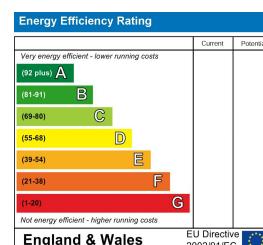
### CURRENT BUSINESS USE

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](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

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