

1-2 King Street, Gravesend
Kent, DA12 2EB

Price: £11,667 PCM Plus VAT
EPC Rating 'E'

- PRIME RETAIL LOCATION
- 13,900 Sq Ft with return frontage
- Neighbours include Costa, McDonalds, Primark and Debenhams
- Rear delivery and parking yard



Sealeys

RENT

£11,667 PER CALENDAR MONTH PLUS VAT (£140,000 PER ANNUM PLUS VAT)

LOCATION DESCRIPTION

Positioned at the apex of Gravesend Town Centre's 2 main pedestrianised shopping streets, and with a great return frontage to King Street and the High Street. Previously Poundworld Plus and Woolworths, this iconic building has neighbours opposite and nearby which include Costa Coffee, Santander, Natwest and HSBC banks, McDonalds, Primark and Debenhams.

PROPERTY DESCRIPTION

A large ground floor retail unit with a superb return frontage with Zone A appeal, approximate NiA 13,900 Sq Ft.

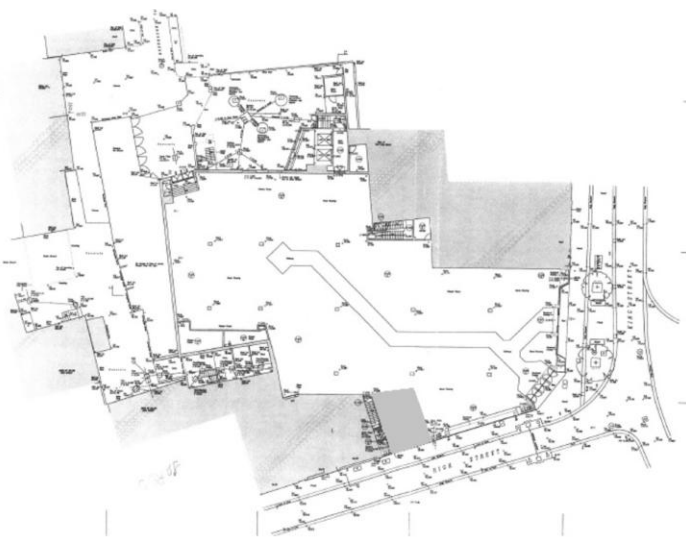
A delivery and parking area is located to the rear off of Brewhouse Yard off of Queen Street.

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £161,000 per annum as at 1st April 2017 which normally means an amount payable of between 40%-50% of this figure. Please note that this figure relates to the ground floor and first floor of 1-2 King Street. Only the ground floor of the property is to let and therefore you will need to check the correct rateable value 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 CLASS OF BUSINESS USE

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



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