



17-19 Thamesgate Shopping Centre
Gravesend, Kent, DA11 0AU

Price: £6,959 PCM Plus VAT
EPC Rating 'C'

- A 4502 Sq Ft unit with 2947 Sq Ft storage
- Neighbours include Wilkinsons, Specsavers, Farmfood, Lloyds and Burger King
- Amongst the best footfall in town
- 24/7 onsite manned security



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RENT

£6,959 PER CALENDAR MONTH (£83,500 PER ANNUM) PLUS VAT

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

Ground floor: 4502 Sq Ft (418.3 SqM) incorporating a prominent shop frontage within The Thamesgate Centre

First floor: 2947 Sq Ft (273.8 SqM) Storage accommodation.

SERVICE CHARGES

The service charges for the period of 2017-2018 was £34,753.27

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £73,500 per annum as at 25th January 2019 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 Retail. Interested parties are advised to seek clarification of permitted use from the local authority.

AGENT'S NOTE

The shop can be split up into 2 separate units:

Unit 1: ground floor 3150 Sq Ft

Unit 2: ground floor 1250 Sq Ft. Please ask for details.



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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.



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