Sealeys Walker Jarvis Est. 1851

(01474) 369368

The Property Ombudsman

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# 69 Perry Street

**Northfleet, Gravesend, DA11 8RD**

**£1,250 Per Calendar Month**

- Unit To Let
- Situated Over Three Floors
- Neighbours include Tesco, Co-op and Pizza Hut...
- Kitchen/WC
- Measuring 838 Sq Ft
- Located on Perry Street
- Parking for Two Vehicles
- "E" Business Use

RENT
£1,250 PER CALENDAR MONTH (£15,000 PER ANNUM)

LOCATION DESCRIPTION
69 Perry Street is located on a prominent corner, surrounded by established retailers including Tesco Express, Co-op, and Pizza Hut. The location is situated 0.9 miles from Gravesend town centre and 1.7 miles from the A2. Additionally, Gravesend Station is within 1.1 miles, providing high-speed link to London St Pancras in approximately 22 minutes.

PROPERTY DESCRIPTION
Situated over three floors, comprising of:
Ground Floor:
Reception: 185 Sq Ft (17.15 SqM)
Treatment room: 96 Sq Ft (8.90 SqM)
Kitchen: 32 Sq Ft (2.93 SqM)
WC: 16 Sq Ft (1.50 SqM)
Lobby: 17 Sq Ft (1.56 SqM)
First Floor:-
Office 1: 119 Sq Ft (11.05 SqM)
Office 2: 51 Sq Ft (4.75 SqM)
Treatment Room: 94 Sq Ft (8.69 SqM)
Kitchen: 35 Sq Ft (3.23 SqM)
WC: 54 Sq Ft (1.21 SqM)
Basement: 139 Sq Ft (12.95 SqM)
Two Parking Spaces

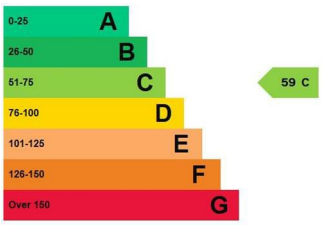
CURRENT CLASS OF BUSINESS USE
The Landlord advises the current class of use is "E" class. Interested parties are to seek clarification from the local authority.

CURRENT BUSINESS RATES
Figures from the Valuation Office show a current rateable value of £10,500 per annum as at March 2025 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 proportion of this payable amount.

AGENT NOTE
Ingoing Tenant to pay a referencing fee of £150 Inc VAT

## 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 vi**
**property or require further info**

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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.