Sealeys Walker Jarvis Est. 1851

(01474) 369368

The Property Ombudsman

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28 All Saints Road

Northfleet, Gravesend, DA11 8RN

£30,000 Per Annum

- MOT Station
- Fully equipped
- Long Term Let
- Onsite Waiting Area and WC
- Measuring 1981 Sq Ft
- With Premium of £38,000
- Secured Gated Yard
- Close To Perry Street

RENT
£2,500.00 PER CALENDAR MONTH (£30,000 PER ANNUM)

PREMIUM
Premium of £38,000. Further details of all equipment and items included are available upon request. MOT bay is sold to the new tenant upon completion of the lease.

LOCATION DESCRIPTION
Located 0.2miles of Perry Street, Northfleet's prime retail thoroughfare. Gravesend Train Station is 0.8 miles away, Ebbsfleet International Station is 1.8 miles away and the A2/M2 lies 1.7 miles to the south, linking to The M25 and Dartford River Crossing.

PROPERTY DESCRIPTION
Office unit consists of:
Office area: 239 Sq Ft
Kitchen/WC: 49 Sq Ft
Bathroom/WC: 85 Sq Ft
Storage: 125 Sq Ft
Workshop unit measures a total of 1482 Sq Ft

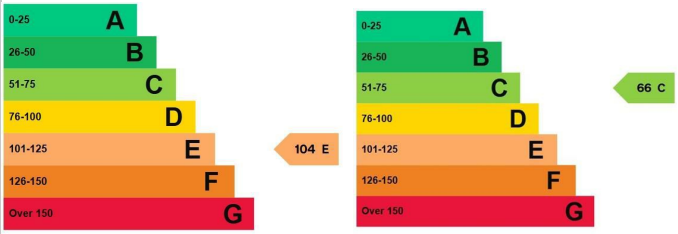
CURRENT CLASS OF BUSINESS USE
Interested parties are to seek clarification from the local authority.

CURRENT BUSINESS RATES
Figures from the Valuation Office show a current rateable value of £11,000 per annum as at October 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'S NOTE
Ingoing Tenant is pay referencing of £150.00 inclusive of 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 viewing for this property or require further information.

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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.