



Sealeys
Walker ■ Jarvis

(01474) 369368



4-5 High Street

Gravesend, Kent, DA11 0BQ

£1,500 Per Calendar Month



- Ground Floor Retail/Office
- Part of Gravesend's Heritage Quarter
- Kitchen
- Basement
- Totalling 907 Sq Ft
- Gravesend Station is approximately 0.3 miles away
- 2 x WCs
- "E" Class Business Use

DESCRIPTION

RENT
£1,500 PER CALENDAR MONTH (£18,000 PER ANNUM)

LOCATION DESCRIPTION

4-5 High Street sits within Gravesend’s Heritage Quarter, close to independent retailers, cafés, and the close by Borough Market. Gravesend Station is approximately 0.3 miles away, offering high-speed services to London St Pancras in around 25 minutes. The A2/M2 is roughly 2.5 miles south, providing direct road links to the M25 and Dartford Crossing.

PROPERTY DESCRIPTION

Ground floor area totalling: 907 Sq Ft (84.33 SqM), comprising:
Front Sales/Office Area: 215 Sq Ft (20.02 SqM)
Lobby: 92 Sq Ft (8.53 SqM)
Kitchen: 52 Sq Ft (4.86 SqM)
Front Office/Sales Area: 317 Sq Ft (29.44 SqM)
Office: 57 Sq Ft (5.31 SqM)
Office/Storage: 106 Sq Ft (9.82 SqM)
2 x WCs
Basement

CLASS OF BUSINESS USE

The vendor advises current class of business use is 'E' Category use. Interested parties are advised to seek clarification of permitted use from the local authority.

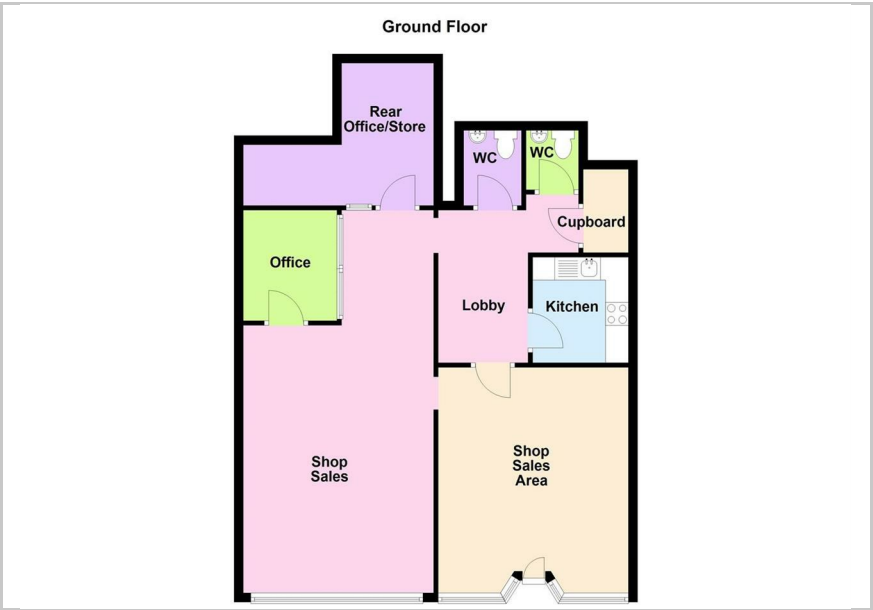
BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £13,500 per annum as at May 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 a proportion of this payable amount.

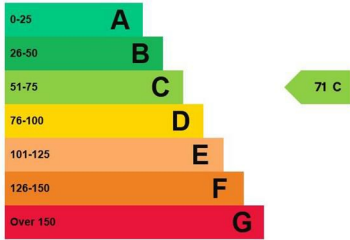
AGENT'S NOTE

A referencing fee of £150 is payable by the ingoing tenant.

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.