



**Sealeys**  
Walker ■ Jarvis

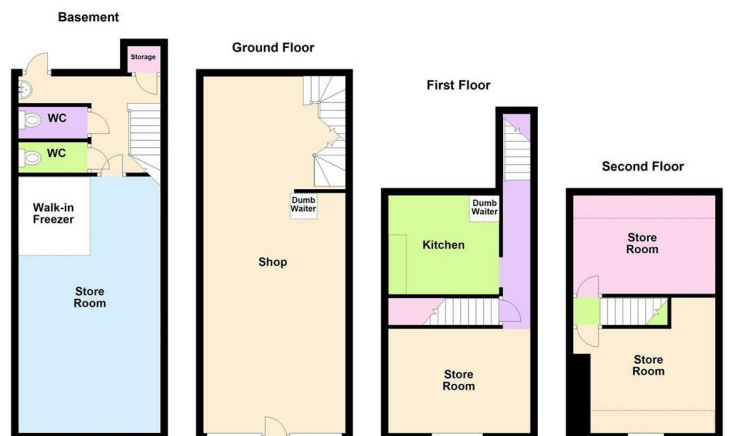
(01474) 369368



**172 Windmill Street**

Gravesend, DA12 1AH

**£1,750 Per Calendar Month**



- 4 Storey Shop Set Up As A Café
- Fitted Commercial Kitchen With Extraction
- Town Centre Location
- Three Phase Electric Supply Only (Currently No Gas)

#### RENT

£1,750 PER CALENDAR MONTH (£21,000 Per Annum)

#### LOCATION DESCRIPTION

Windmill Street is located in Gravesend town centre - being close walking distance of all amenities such as parking, shopping centres, eateries and banks, and within 0.1 miles of Gravesend Station (with its high speed link to London St Pancras, journey time around 23 minutes). The A2/M2 is 1.9 miles to the South, linking to the M25 and Dartford Road Crossing.

#### PROPERTY DESCRIPTION

A four storey shop in the heart of Gravesend town centre previously used as a café (three-phase electric supply, no gas). There is a range of cooking equipment and fridge/ freezers staying the property for a one off premium of £2,000.

#### GROUND FLOOR - 38.9 Sqm (418.6 SqFt)

Shop area with counter and dumbwaiter to first floor. Stairs to first floor and basement.

#### BASEMENT - 36.5 SqM (393 SqFt)

2 x WC's, Store room with walk in freezer.

#### FIRST FLOOR - 27.5 SqM (295 SqFt)

Kitchen with extraction and dumbwaiter to ground floor. Store room.

#### SECOND FLOOR - 19.7 SqM (212 SqFt)

2 x store rooms/ office.

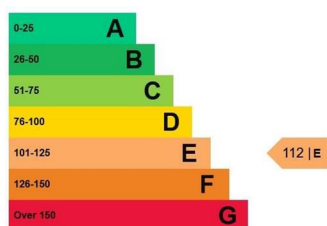
#### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value TBC as at February 2023 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham 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.

#### CURRENT 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.

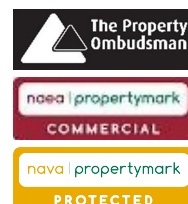
### Energy Efficiency Graph



### Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

**Sealeys Walker Jarvis**  
**184 Parrock Street**  
**Gravesend**  
**Kent**  
**DA12 1EN**  
**[www.sealeys.co.uk](http://www.sealeys.co.uk)**



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.