



Sealeys
Walker ■ Jarvis

(01474) 369368



30 King Street

Gravesend, DA12 2DU

£1,095,000 FREEHOLD



- Freehold Premises
- Planning For Upper Floors For Conversion Of 5 Flats
- Neighbours Include Primark, Costa, Starbucks, Mcdonalds
- Prominent Town Centre Location
- Commercial Use For Ground Floor And Basement
- Historic Grade 2 Listed Building
- E' Class Business Use
- 0.1 Miles To Gravesend Train Station

FOR SALE
£1,095,000 FREEHOLD

LOCATION DESCRIPTION

30 King Street is situated in the heart of Gravesend town centre at the top of New Road, Gravesend's main shopping parade. This is a pedestrian area between the hours of 10am and 8pm with vehicular access available outside of these hours. Surrounded by neighbours such as Starbucks, Kent Reliance, Primark, McDonald's, and Costa Coffee. It's just 0.1 miles from Gravesend Station, with its high-speed link to London St Pancras, with a journey time of approximately 23 minutes.

There are various car parks around the town including the St. Georges Centre, the Thamesgate Centre and Parrock Street open air car park. The River Thames is just along the High Street.

PROPERTY DESCRIPTION

A 5 Storey, Grade II listed corner building on Gravesend's Heritage Quarter, comprising of a Ground Floor and Basement for commercial use, and upper floors with recently approved planning for conversion of 5 flats.

For further details on the planning, please refer to the Gravesend Planning Portal.

<https://www.gravesham.gov.uk/planning/view-comment-planning-application>

VAT

This property is not elected for VAT

CURRENT CLASS OF BUSINESS USE

We believe the current use class to be 'E'. Interested parties are advised to seek clarification of permitted use from the local authority.

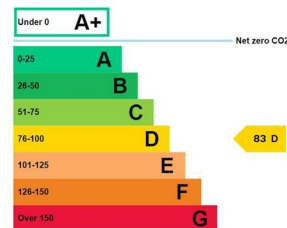
AGENT NOTE

The building is circa 8,750 Sq Ft.

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.