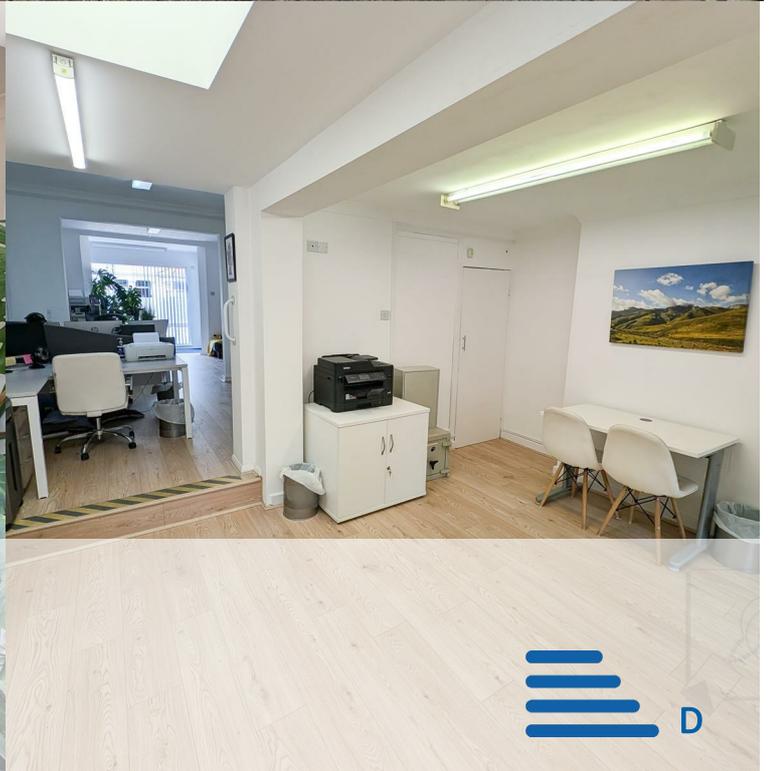




Sealeys
Walker ■ Jarvis

(01474) 369368



61 Pelham Road South

Gravesend, DA11 8QS

£1,250 Per Calendar Month



- EXTENDED SHOP IN PROMINENT POSITION.
- Busy Perry Street/Pelham Road South Thoroughfare
- Measuring 660 SqFt
- 'E' Class Business Use
- Opposite Subways and Texaco Garage.
- Basement Storage Area
- Yard to Rear
- Available October '24

DESCRIPTION

RENT

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

LOCATION DESCRIPTION

Perry Street is Northfleet's main thoroughfare and runs into Pelham Road South at its north eastern end. Nearby retailing brand names include Tesco, Pizza Hut, Ladbrokes, KFC, Papa John's, Subway and The Co-operative Supermarket.

PROPERTY DESCRIPTION

The Shop comprises of:

Ground Floor

Shop area with return frontage and display window.

Open Plan Front Shop Area: 28.47 SqM (306 Sq Ft)

Rear Open Plan L Shaped Office: 20.87 SqM (225 Sq Ft)

Kitchenette

WC

Basement

Cellar Storage Area: 7.01 SqM (75 Sq Ft)

Exterior

To the outside of the rear of the property is a fully concreted and secure rear yard.

CURRENT BUSINESS RATES

The Valuation Office website shows a current rateable value of £5,800 per annum which normally means that between 40% to 50% of this figure is payable. Interested parties are advised to seek clarification from the local authority.

CURRENT CLASS OF BUSINESS USE

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

AGENT'S NOTE

Pursuant with The Estate Agents Act 1979 Sealeys Estate Agents Limited declare that the owner of this property is a Director of Sealeys Estate Agents Limited t/a Sealeys Walker Jarvis.

Floor Plan



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.

**Sealeys Walker Jarvis
184 Parrock Street
Gravesend
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DA12 1EN
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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.