



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**Kiosk 1A, St. Georges Centre**  
Gravesend, DA11 0TA  
**£11,500 Per Annum Plus VAT**



- Kiosk of 104 Sq Ft
- Neighbours include Timpsons, Sports Direct, The Post Office
- Town Centre Location
- Long Term Let Available
- Gravesend's Largest Shopping Centre
- Single Phase
- High Visibility
- 'E' Class Business Use

#### Full Description

##### RENT

£958.33 PER CALENDAR MONTH (£11,500 PER ANNUM) PLUS VAT

##### LOCATION DESCRIPTION

Close to the Tesco's entrance of St Georges Shopping Centre (Gravesend's largest shopping centre), with national retailing brand neighbours including Boots, Sports Direct, The Post Office, Timpsons and Rymans.

##### PROPERTY DESCRIPTION

Ground floor: 104 Sq Ft (9.67 SqM) unit with full height display windows.

##### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £11,500 per annum as at 1st April 2023 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.

##### CURRENT BUSINESS USE.

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

##### ADDITIONAL CHARGES:

Service charges: £502 per annum

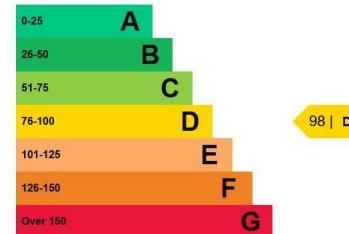
Building insurance £35.00 per annum

#### Floor Plan

## Ground Floor

**Kiosk  
1a**

#### 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.

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