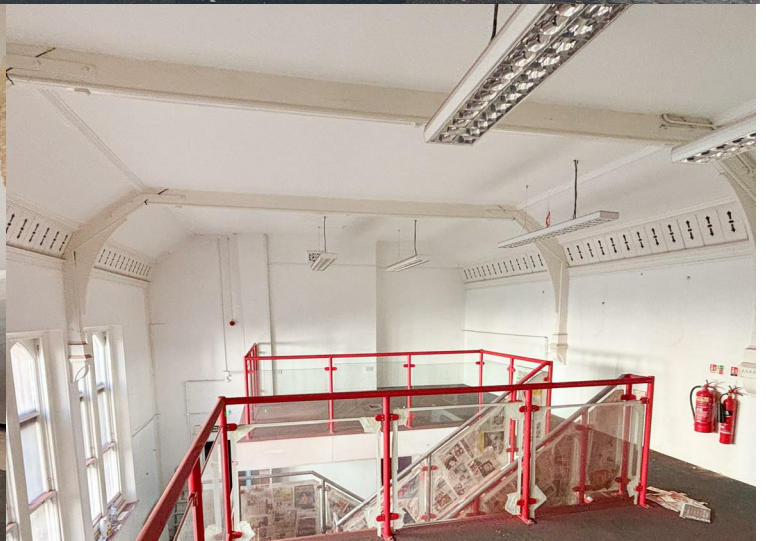




**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**26 King Street**  
Gravesend, DA12 2DU  
**£2,500 Per Calendar Month**

- Unit to LET
- Ideal For Leisure Use
- Large Windows Fronting King Street
- 'E' Class Business Use
- Ground Floor And Mezzanine
- In the Pedestrian Zone
- Historic Grade 2 Listed Premises
- 0.1 Miles To Gravesend Station

#### RENT

£2,500 PER CALENDAR MONTH (£30,000 PER ANNUM)

#### LOCATION DESCRIPTION

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.

#### PROPERTY DESCRIPTION

A unique property situated on King Street in Gravesend. The landlord is looking for a business to compliment the rear of the property, which is in talks to become a local theatre and activity centre. This space would be suitable for a number of business and would benefit from the additional footfall from the theatre.

The unit measures a total of 1,314 SqFt and comprises-

#### GROUND FLOOR

Communal Entrance (Not included in SqFt)

Communal WC (Not included in SqFt)

Cafe, Kitchen, Store Room

#### FIRST FLOOR MEZANINE

Open plan seating area.

#### CURRENT CLASS OF BUSINESS USE

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

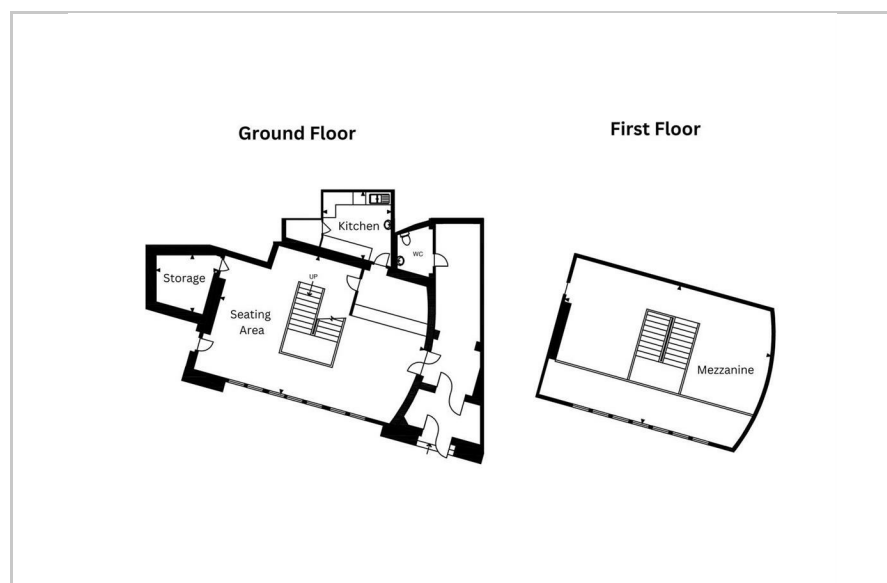
#### CURRENT BUSINESS RATES

Interested parties to seek details of the business rates from the local authority, Gravesham Borough Council.

#### AGENTS NOTE

Ingoing tenants to pay a referencing fee of £150 including VAT

## Floor Plan



## 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.