



Sealeys
Walker ■ Jarvis

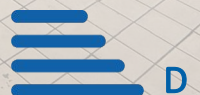
(01474) 369368



Unit 12 St Georges Centre Kempthorne Street

Gravesend, Kent, DA11 0TA

£50,000 per annum plus VAT



- Front Sales Area: 5285 Sq Ft
- Storage Area: 1531 Sq Ft
- Service Lift
- Neighbours include Ryman, Boots, Sports Direct and Savers
- Rear Sales Area: 1218 Sq Ft
- Kitchenette and WC
- Basement leading to Service Deck
- "E" Class Business Use

DESCRIPTION

RENT

£4166.67 PER CALENDAR MONTH (£50,000 PER ANNUM) PLUS VAT

LOCATION DESCRIPTION

The St Georges Shopping Centre is Gravesend's largest and prime shopping centre, housing national brands such as Rymans, Timpsons, Clarks, Sports Direct and, Boots.

PROPERTY DESCRIPTION

Unit 12 St Georges comprises:

Ground Floor:-

Front sales area of 491 SqM (5285 Sq Ft)

Rear sales area of 113.13 SqM (1218 Sq Ft)

Storage area of 142.28 SqM (1513 Sq Ft)

Office of 3.21 SqM (35 Sq Ft)

Office of 5.08 SqM (55 Sq Ft)

2 WCs and Kitchenette

Service Lift leading to basement

Basement approximately 56.59 SqM (609 Sq Ft). With service lift and access to Bath Street service deck

CURRENT BUSINESS

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

CURRENT BUSINESS RATES

Please check with the relevant local authority which is Gravesham Borough Council.

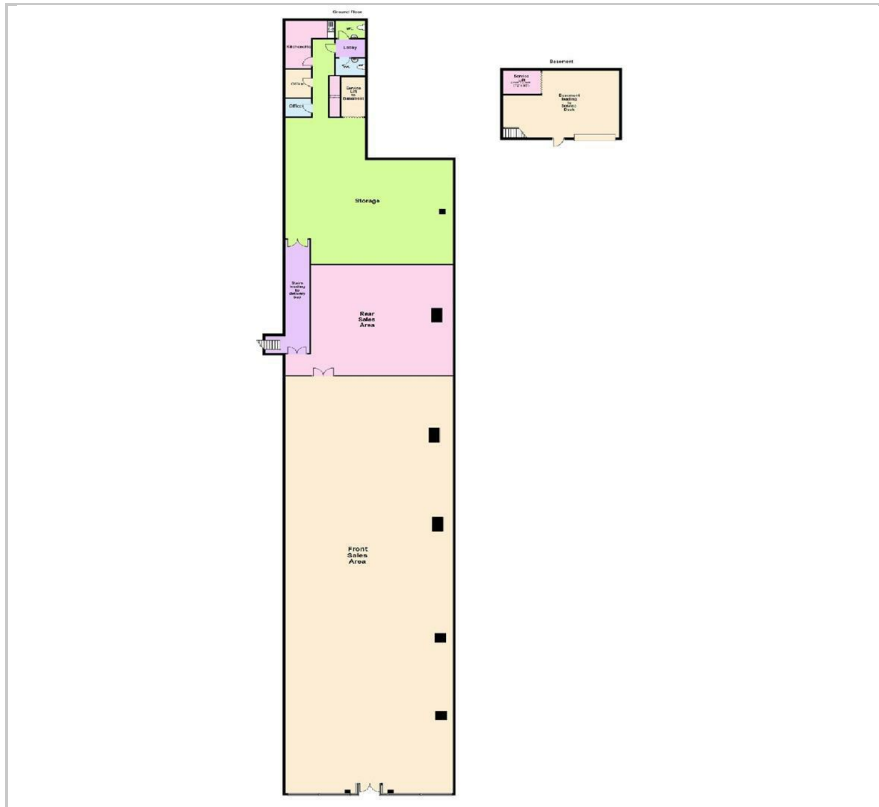
ADDITIONAL CHARGES

In addition to the rent the following are also charged:

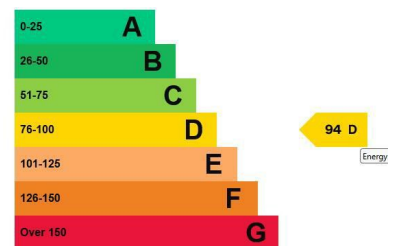
Service Charge: £53,962 per annum

Building's Insurance: £3,806 per annum

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.

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