



Sealeys
Walker ■ Jarvis

(01474) 369368



Unit 6, St Georges Centre Kempthorne Street

Gravesend, Kent, DA11 0TA

£1,250 Per Calendar Month Plus VAT



- Two Storey Retail Unit
- Ground Floor 797 Sq Ft
- Kitchenette
- Neighbours include Sports Direct, Boots, Poundland...
- Prime Location
- First Floor 613 Sq Ft
- 2 WCs
- "E" Business Use

DESCRIPTION

RENT

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

LOCATION DESCRIPTION

The St Georges Shopping Centre is Gravesend's largest and prime shopping centre with neighbours including Sports Direct, Poundland, The Post Office, Boots and Ryman's.

PROPERTY DESCRIPTION

The shop comprises:

Ground Floor:

Shop Sales Floor: 55.10 SqM (593 Sq Ft)

Rear Store Area: 18.95 SqM (204 Sq Ft)

First Floor

L Shape Store Room/Office Kitchenette: 31.87 SqM (343 Sq Ft)

Store/Office: 25.09 SqM (270 Sq Ft)

2 WCs and lobby. Corridor and stairs to ground floor.

ADDITIONAL CHARGES

In addition to the rent the following are also charged:

Service Charge: £8,417 per annum

Building Insurance: £594 per annum

CURRENT BUSINESS USE

The current class of business use is an E Category Use. Interested parties are advised to make their own enquiries with the local authority.

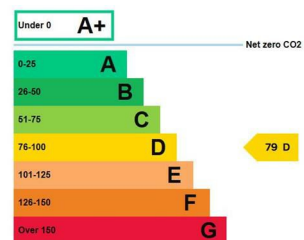
CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £15,500 per annum as at March 2025 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.

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.