



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**Unit 32 St. Georges Centre**

Gravesend, Kent, DA11 0TB

**£1,666 Per Calendar Month**



- Prime Retail Position
- Neighbours include Sports Direct, Savers, Boots and BBs Cafe
- 2 Floors with Ancillary Storage to 1st Floor
- 24/7 Manned Onsite Security

## DESCRIPTION

### RENT

£1,666.67 PER CALENDAR MONTH (£20,000 PER ANNUM)

### LOCATION DESCRIPTION

The St Georges Shopping Centre is Gravesend’s largest and prime shopping centre with neighbours to Unit 24 including Timpsons, Boots, Sports Direct, The Post Office and WHSmith.

### PROPERTY DESCRIPTION

The shop comprises:

Ground Floor:

Shop Sales Area: 71.93 SqM (774 Sq Ft)

Back Store Area: 17.17 SqM (185 Sq Ft)

Back Office: 4.51 SqM (49 Sq Ft)

First Floor:

Store Area: 31.07 SqM (334 Sq Ft)

Staff Kitchen: 7.51 SqM (81 Sq Ft)

### ADDITIONAL CHARGES

In addition to the rent the following are also charged:

Service Charge: £9,066 per annum

Building Insurance: £699 per annum

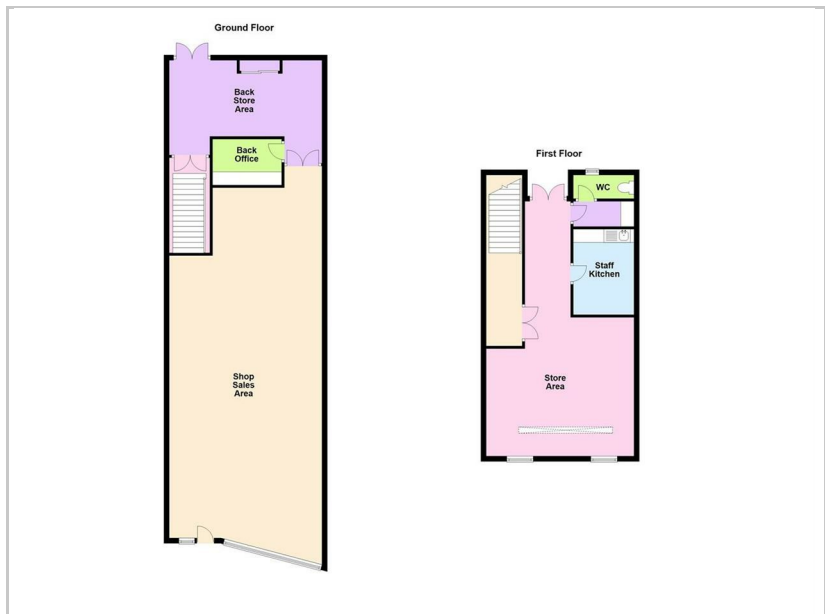
### CURRENT BUSINESS USE

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

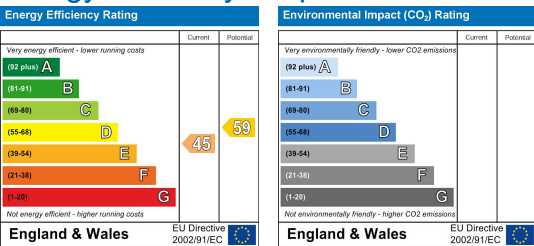
### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £14,500 per annum as at September 2021 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](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.