



**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

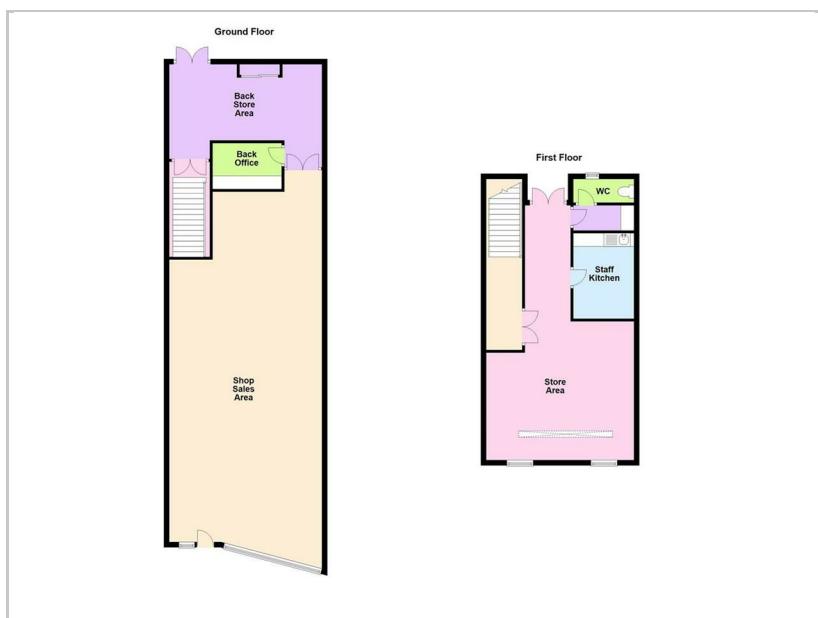
### CURRENT BUSINESS USE

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

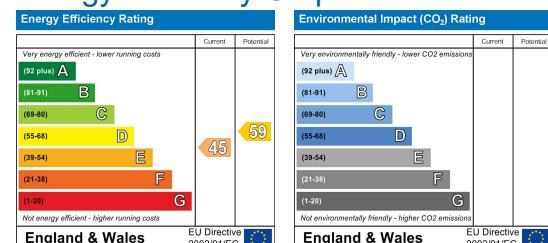
### CURRENT BUSINESS RATES

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.

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