



**Sealeys**  
Walker ■ Jarvis

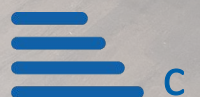
**(01474) 369368**



**First/Second Floor above 5-6 King Street**

**Gravesend, Kent, DA12 2EB**

**£1,250 Per Calendar Month**



- Two Storey Upper Floor Unit Measuring 1121 Sq Ft
- Second Floor: 571 Sq Ft
- Located in the heart of Gravesend's Town Centre
- Neighbours include Starbucks, McDonalds, Primark...
- First Floor: 550 Sq Ft
- Kitchen and WC
- Next Door to Santander Bank
- Current E Category Use

## DESCRIPTION

### RENT

£1,250 PER CALENDAR MONTH (£15,000 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. 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

#### Ground Floor

Separate lobby entrance with stairs to:

#### First Floor

Reception: 30.03 SqM (323 Sq Ft)

Treatment Room A: 14.59 SqM (66 Sq Ft)

Treatment Room B: 4.42 SqM (47 Sq Ft)

Staff Kitchen: 3.96 SqM (43 Sq Ft)

3 x WCs: 6.62 SqM (71 Sq Ft)

#### Second Floor

53.07 SqM (571 Sq Ft) consisting of 4 offices/treatment rooms and landing.

### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £11,000 per annum as at August 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.

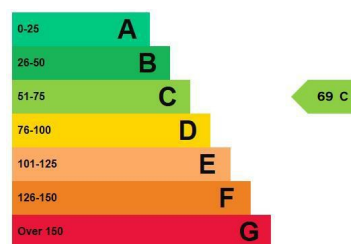
### CURRENT CLASS OF BUSINESS USE

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

## 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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