



Sealeys
Walker ■ Jarvis

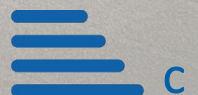
(01474) 369368



35-36 St. Georges Centre

Gravesend, DA11 0TA

£30,000 Per Annum Plus VAT



- Retail Unit in Gravesend's Largest Shopping Centre
 - First Floor 1,408 Sq Ft
 - Kitchenette
 - "E" Business Use
- Sales Area 2,737 Sq Ft
 - Neighbours include Boots, Sports Direct and Rymans...
 - WC

Full Description

RENT
£2,500 PER CALENDAR MONTH (£30,000 PER CALENDAR MONTH) PLUS VAT

LOCATION DESCRIPTION
The St Georges Centre is Gravesend's Largest Prime Retail Shopping Centre, housing national brands such as Sports Direct, Boots, Rymans, Timpsons, and The Post Office.

PROPERTY DESCRIPTION
Ground floor:
254.33 SqM (2,737 Sq Ft) consisting of main shop floor, storeroom and stairs to first floor, with access to ground floor communal service corridor with lifts to first floor.
First Floor:
130.83 SqM (1,408 Sq Ft) consisting of one large and one small storeroom with double doors opening onto first floor loading deck. Staff kitchen and WCs.

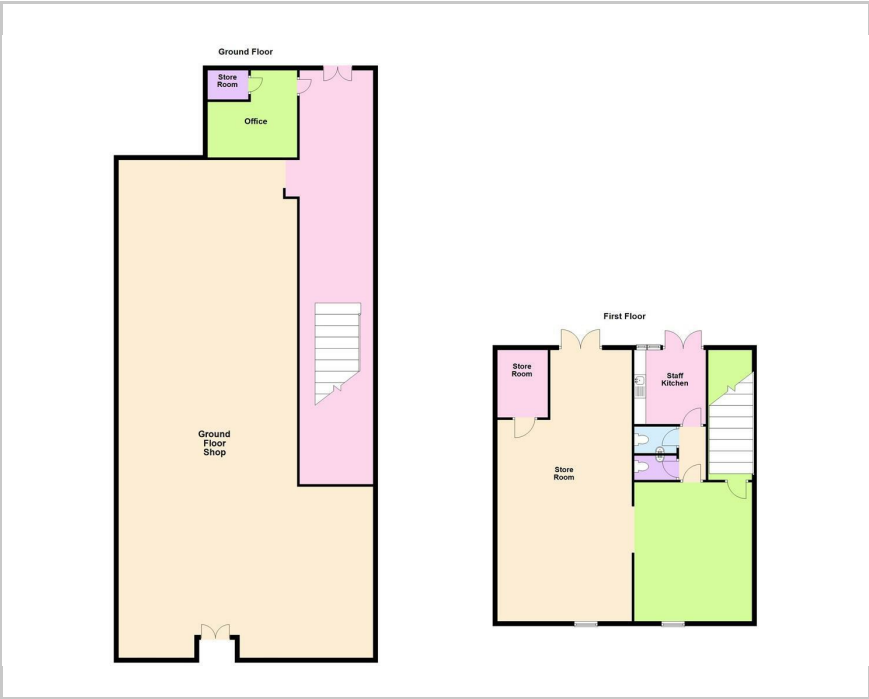
CURRENT BUSINESS USE
The current class of business use is an E Category Use. Interested parties are advised to make their own enquiries with the local authority.

CURRENT BUSINESS RATES
Figures from the Valuation Office show a current rateable value of £38,500 per annum as at July 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.

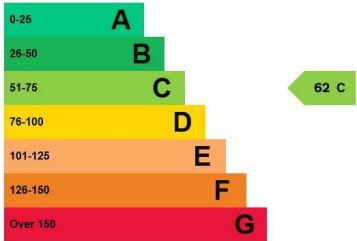
ADDITIONAL CHARGES
In addition to the rent the following are also charged:
Service Charge: £20,093 per annum
Building Insurance: £1,417 per annum

AGENT'S NOTE
Ingoing Tenant to pay referencing of £150.00 inclusive of VAT.

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
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Gravesend
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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.