



Sealeys
Walker ■ Jarvis

(01474) 369368



125 Singlewell Road

Gravesend, DA11 7QA

£1,250 Per Calendar Month



- A 640Sq Ft Retail Unit In a Parade of Shops
- Yard To The Rear With Vehicular Access
- Busy Road With Lots Of Passing Traffic.
- Neighbours Include, Post Office, Bakery and Pharmacy

RENT

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

LOCATION DESCRIPTION

This parade of shops is in a majority residential area with a good amount of passing traffic. Neighbours along this parade include: a bakers, post office hair and beauty and a chemist.

PROPERTY DESCRIPTION

The Shop comprises of:

Front Sales Area: 19.08SqM

Rear Sales area: 20.67SqM

Stock Room: 8.04SqM

Lobby

WC

Office: 7.87SqM

Exterior

To the outside of the rear of the property is a concreted and secure rear yard with a wooden storage shed and lean-to.

CURRENT BUSINESS RATES

The Valuation Office website shows a current rateable value of £6,900 per annum which normally means that between 40% to 50% of this figure is payable. Interested parties are advised to seek clarification from the local authority.

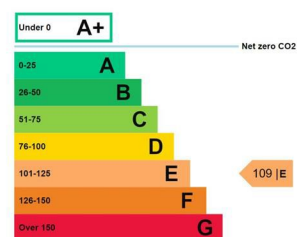
CURRENT CLASS OF BUSINESS USE

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

Floor Plan



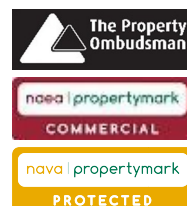
Energy Efficiency Graph



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
Kent
DA12 1EN
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.