



Sealeys
Walker ■ Jarvis

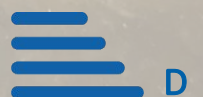
(01474) 369368



Umit 25, St. Georges Centre

Gravesend, DA11 0TD

£20,000 Per Annum plus VAT



- A Large Open Plan Retail Shop
- Part of Gravesend's St Georges Centre
- 24/7 Onsite Security
- Customer Parking Onsite

Full Description

RENT
 £1666.66 PER CALENDAR MONTH (£20,000 PER ANNUM) PLUS VAT

LOCATION DESCRIPTION

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

PROPERTY DESCRIPTION

A large open plan retail shop all on the ground floor, comprising of:-
 SHOP SALES AREA 130.10SqM (1400 Sq Ft)
 OFFICE A - 6.84 SqM (74 Sq Ft)
 OFFICE B - 5.41 SqM (58 Sq Ft)
 STORE ROOM AND LOBBY - 21.55 SqM (232 Sq Ft)
 BACK STORE ROOM - 21.66 SqM (233 Sq Ft)
 STAFF KITCHEN - 10.42 SqM (112 Sq Ft)
 STORE ROOM - 3.80 SqM (41 Sq Ft) Plus WCs.

EXTERIOR DESCRIPTION

The shop opens directly onto the St Georges Shopping Centre

CURRENT BUSINESS

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

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £19,500 per annum as at 1st April 2023 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.

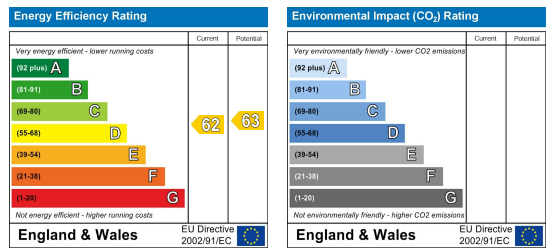
ADDITIONAL CHARGES

In addition to the rent the following are also charged:
 Service Charge: £10,700 per annum
 Building's Insurance: £752 per annum

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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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.