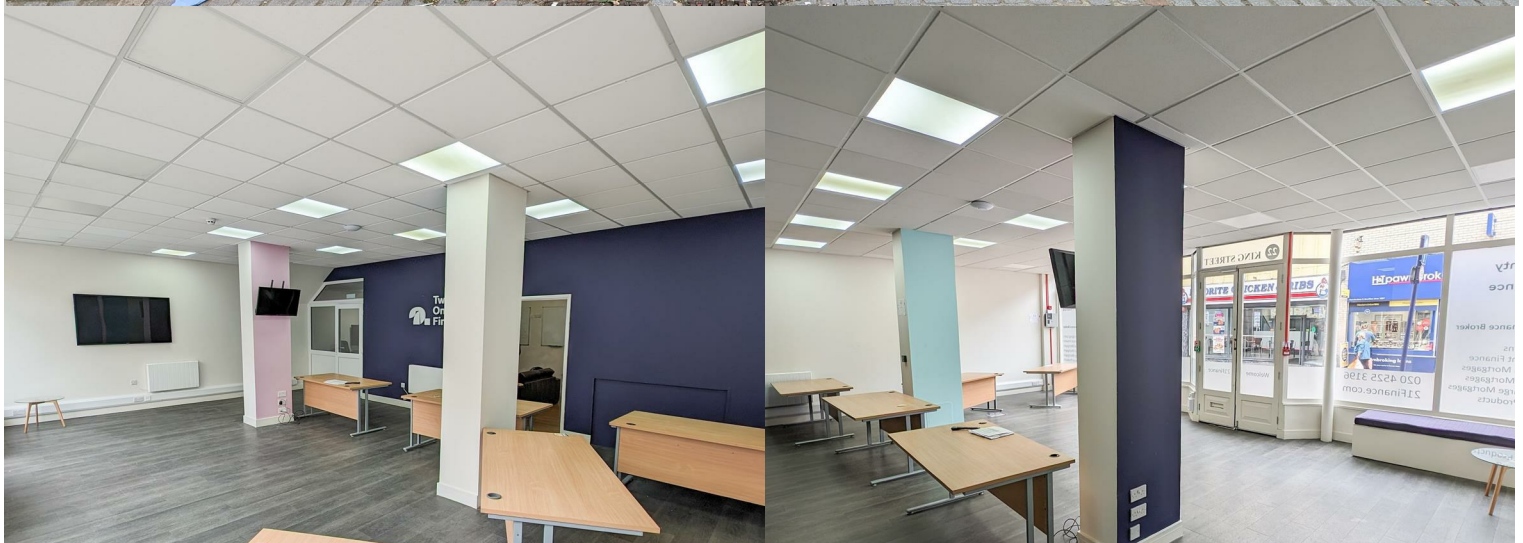




Sealeys
Walker ■ Jarvis

(01474) 369368



22 King Street

Gravesend, Kent, DA12 2DU

£1,917 Per Calendar Month Plus VAT



- Ground Floor Commercial Unit Measuring 1,004 SqFt
- 3 Phase Power
- Long Term Let Available
- Town Centre Location
- Basement Measuring 579 SqFt
- Display Window Fronting King Street
- 'E' Class Business Use
- Available Immediately

RENT

£1,916.67 PER CALENDAR MONTH Plus VAT (£23,000 PER ANNUM) Plus VAT

LOCATION DESCRIPTION

Positioned on King Street towards the clock tower end of Gravesend. Gravesend train station is only 0.2 miles away. There are multiple public car parks nearby.

PROPERTY DESCRIPTION

A ground floor commercial unit with basement measuring a total of 1,583 SqFt. Large display window fronting King Street. 3 Phase power.

GROUND FLOOR - 1,004 SqFt (93.33 SqM)

Sales area, office, break room, male and female WC's, Kitchenette

BASEMENT - 579 SqFt (53.83 SqM)

Open plan office, store room, additional office. External walls and pipes are concealed by stud walls with multiple doors for access.

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable £19,000 as at June 2024 which normally means an amount payable of between 40%-50% of this figure. You will need to check the correct rateable value with the relevant local authority which is Gravesham Borough Council.

CURRENT CLASS OF BUSINESS USE

We believe the current class of business use is 'E'. Interested parties are advised to seek clarification of permitted use from the local authority.

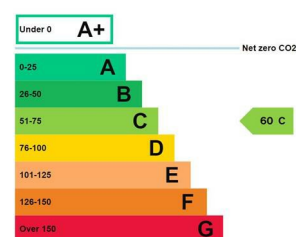
AGENTS NOTE

Ingoing tenant to pay a referencing fee of £150

Floor Plan



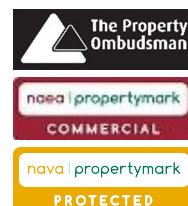
Energy Efficiency Graph



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
184 Parrock Street
Gravesend
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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.