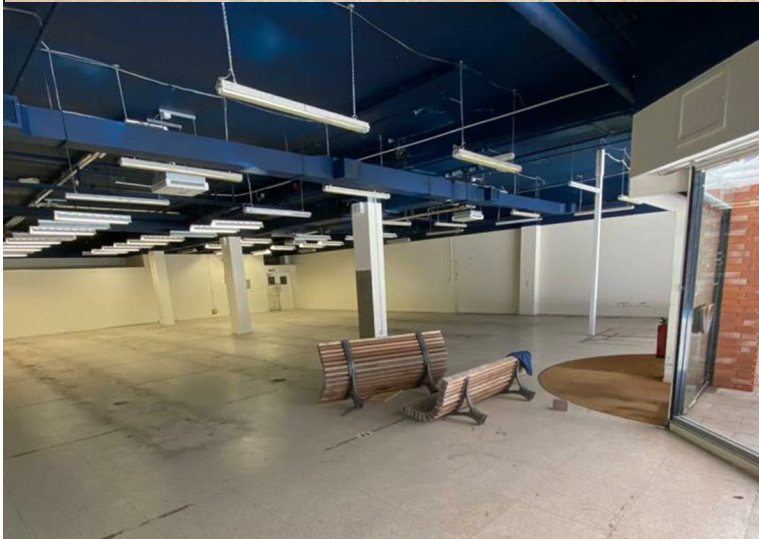




Sealeys
Walker ■ Jarvis

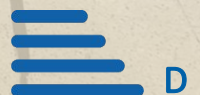
(01474) 369368



Unit 26-27 St. Georges Centre

Gravesend, DA11 0TA

£30,000 Per Annum



- A Prime Location Retail Unit
- Access to Service Lifts and Upper Service Desk
- Onsite Customer Parking
- Onsite Security
- 4,134 Sq Ft Unit
- Neighbours include Boots/Sports Direct/Pure Gym
- "E" Business Use
- Kitchenette / WC

DESCRIPTION

RENT

£2,500 PER CALENDAR MONTH (£30,000 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, Boots, Sports Direct, The Post Office and WHSmith.

PROPERTY DESCRIPTION

A ground floor unit comprising:

Main Sales Floor: 322.05 SqM (3465 Sq Ft), Large display windows fronting St Georges Centre.

Store Room/Meter Room/Staff Kitchen/WCs: 41.94 SqM (451 Sq Ft. Fire exit onto Service Corridor with access to goods lift connecting to upstairs service deck area.

Lobby/Office/Plant Room: 20.24 SqM (218 Sq Ft). Fire exit onto service corridor.

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 £31,000 per annum as at November 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:

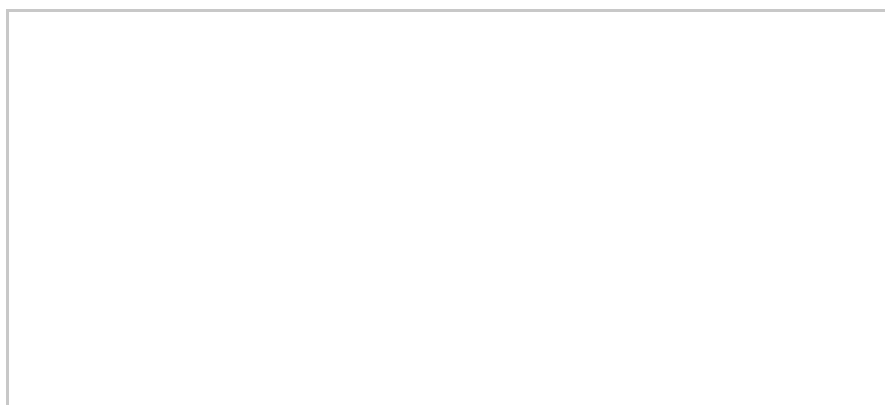
Service Charge: £19,263 per annum

Building Insurance: £1,358 per annum

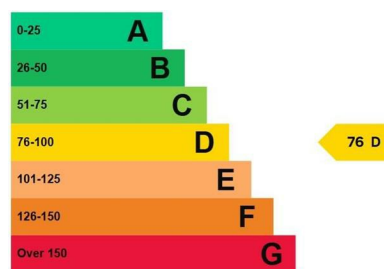
AGENT NOTE

Ingoing tenant to pay reference fee of £150 including 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
184 Parrock Street
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.