Sealeys
Walker Jarvis
Est. 1851

(01474) 369368

The Property Ombudsman

naea | propertymark
COMMERCIAL

33 The Hill

Northfleet, Gravesend, DA11 9EX

£834 Per Calendar Month

- Ground Floor Shop To Let
- Display Window
- Available Long Term
- 'E' Class Business Use
- Measuring A Total Of 355 SqFt
- Customer Parking Nearby
- Kitchenette & WC
- Available January 2024

RENT
£833.34 PCM (£10,000 PA)

LOCATION DESCRIPTION
A ground floor shop at The Hill in Northfleet, situated in a parade of shops with customer parking nearby. The A2 is 1.3 Miles away with links to London and the M25. Ebbsfleet International Train Station is 1.3 Miles away.

PROPERTY DESCRIPTION
A ground floor shop with display window onto The Hill. Currently used as a Hair dressers, suitable for a variety of Business

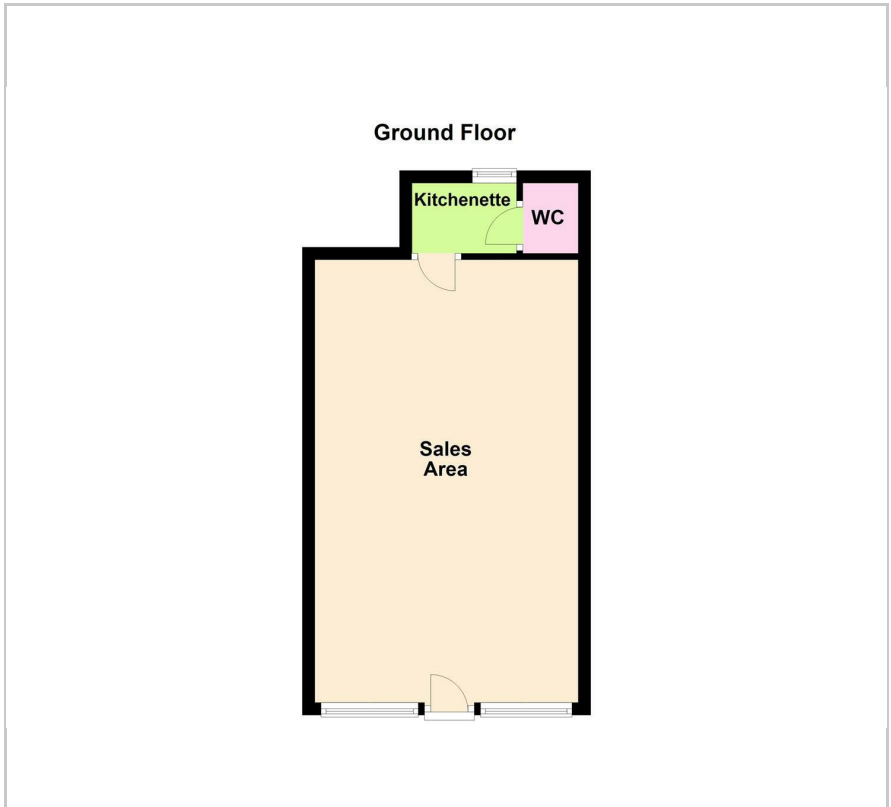
Sales Area - 324 SqFt
Kitchenette
WC

CURRENT CLASS OF BUSINESS USE
We believe the current class of business use is 'E' Category use. Interested parties are advised to seek clarification of permitted use from the local authority.

CURRENT BUSINESS RATES
Figures from the Valuation Office show a current rateable value of £8,400 per annum as at November 2024 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or proportion of this payable amount.

AGENTS NOTE
Ingoing tenants to pay a referencing fee of £150 Inc 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.