



Sealeys
Walker ■ Jarvis

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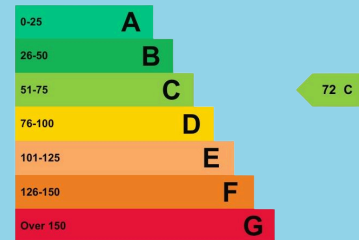
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COMMERCIAL



**21 High Street
Gravesend
Kent
DA11 0BA**

**For Sale
£650,000
Freehold**



PROPERTY FEATURES

- Prime Retail in Heritage Quarter
- Mixed Use: Shop and 3 x 2 Bedroom Flats
- Estimated Rental Value £60,000 per annum
- Land to Rear with Potential
- Shop with Basement and E Class Use
- EPC Rating C

Contact us for more info or to book a viewing



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commercial@sealeys.co.uk



www.sealeys.co.uk

Property Details

FOR SALE

£650,000 FREEHOLD

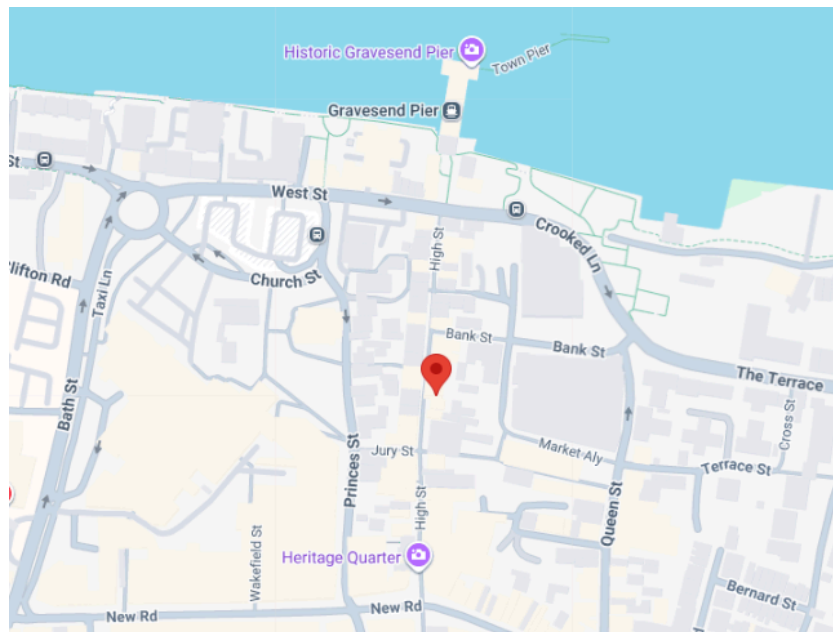
This freehold mixed-use property features a ground floor shop with basement fronting the High Street, with three 2-bedroom self-contained flats in a high standard of refurbishment. At the time of going to market, one flat is vacant, one is due imminently to fall vacant and the third is tenanted. The shop is currently tenanted with a rent review due.

Current income estimated at £60,000 per annum but currently one flat is let at £9,600 per annum and the shop is subject to a lease at £9,000 per annum.

CURRENT CLASS OF BUSINESS USE

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

Location



Located in the High Street at the heart of Gravesend's historic Heritage Quarter is this mixed use property, just north of the Borough Market entrance. Gravesend Station is within 0.3 miles to away (linking to London St Pancras, journey time around 25 minutes). The A2/M2 is around 2.5 miles to the south, linking to The M25 and Dartford River Crossing.

Floor Plan



Floor plan is for illustrative purposes only.
Plans produced using Planity.

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.



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The Property
Ombudsman