



**Sealeys**  
Walker ■ Jarvis

EST. 1851

(01474) 369368



naea | propertymark

COMMERCIAL



**63 Pelham Road South**

Gravesend, DA11 8QS

**£1,250 Per Calendar Month**



- Ground Floor Shop
- Neighbours include Subway, Tesco, Co-op, Pizza Hut and KFC
- Courtyard Garden to Rear
- Long Term Let Available
- Part of Northfleet's busy Perry Street thoroughfare
- Measuring 586 Sq Ft plus Cellar
- E Class Business Use
- Separate WC and Kitchen

## DESCRIPTION

### RENT

£1,250 PER CALENDAR MONTH (£15,000 PER ANNUM)

### LOCATION DESCRIPTION

Pelham Road South runs into Perry Street, Northfleet's prime retail thoroughfare with neighbours that include Tesco, Subway, Co-op, Pizza Hut and KFC. Ebbsfleet International Station is 1.8 miles away and the A2/M2 lies 1.7 miles to the south, linking to The M25 and Dartford River Crossing.

### PROPERTY DESCRIPTION

A ground floor lock up shop with good window display, WC, kitchenette, cellar and courtyard garden.

### CURRENT CLASS OF BUSINESS USE

The Landlord advises the current class of use is "E" class. Interested parties are to seek clarification from the local authority.

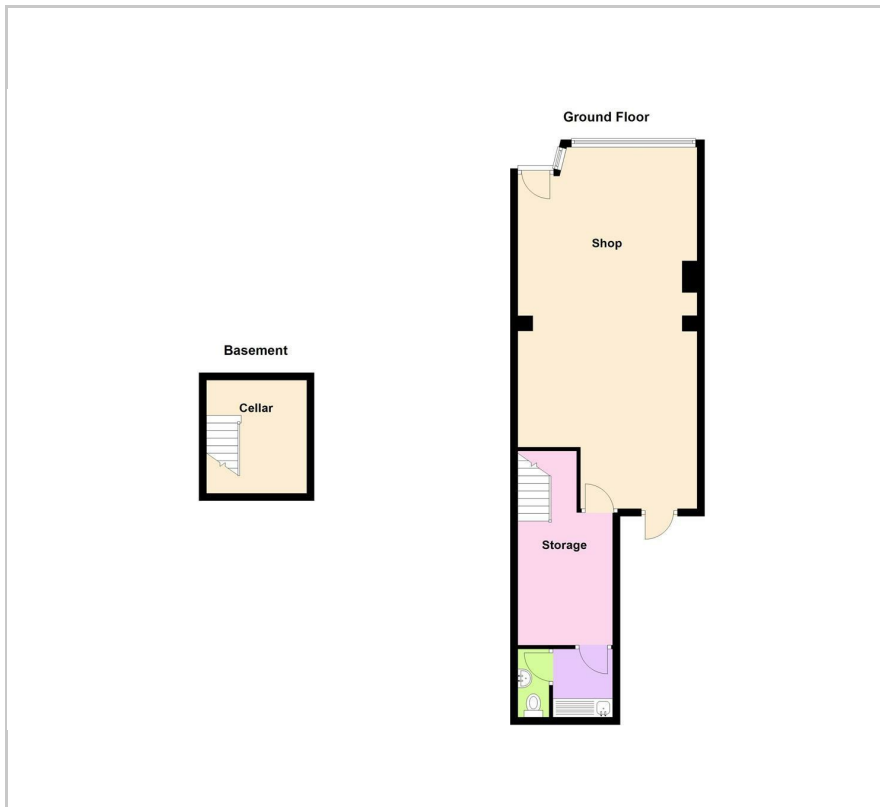
### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £7,400 per annum as at March 2024 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 proportion of this payable amount.

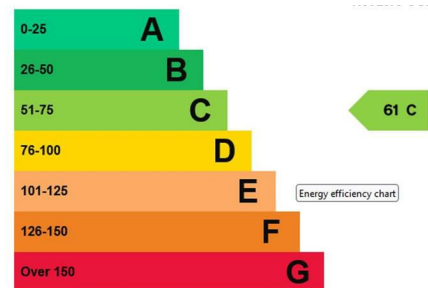
### AGENT NOTE

Ingoing Tenant 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](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

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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.