



Sealeys
Walker ■ Jarvis

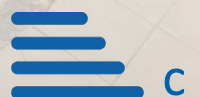
(01474) 369368



36 Queen Street

Gravesend, Kent, DA12 2EE

£1500 per calendar month



- Prominent location in Gravesend's Town Centre
- Opposite the town's newly refurbished market
- Good return frontage
- Gravesend Train Station around 0.9 miles away

Full Description

RENT
 £1,500 PER CALENDAR MONTH (£18,000 PER ANNUM)

LOCATION DESCRIPTION

Queen Street lies in the heart of Gravesend's historic town centre and Thames riverside, with views over The River Thames. Gravesend Train Station is around 0.3 miles away with its high-speed link to London St Pancras (journey time around 24 minutes). The A2/M2 lies 3 miles to the south, linking to The M25 and Dartford Road Crossing.

PROPERTY DESCRIPTION

Ground Floor Lock-Up Shop with electronic roller shutters securing all of the shop windows.
 Shop Area: 33.73 SqM (363 Sq Ft) incorporating entrance lobby
 Back Store Area/Kitchenette: 12.09 SqM (130 Sq Ft)
 Rear Lobby: 2.94 SqM (31 Sq Ft) plus cupboard and WC

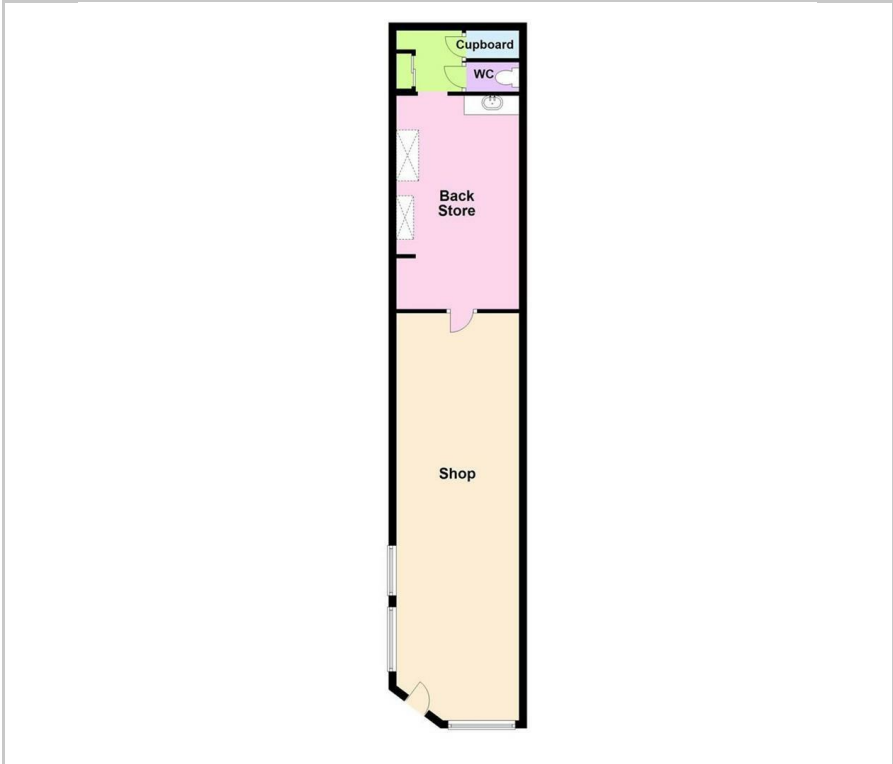
CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £8,700 per annum as at 1st April 2023 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. For details contact Sealeys Commercial Team.

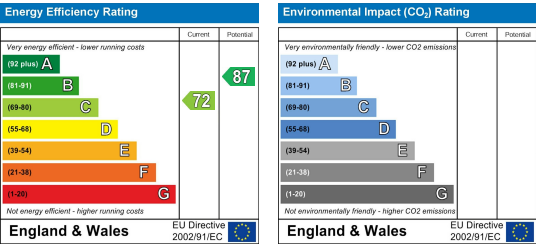
CURRENT CLASS OF BUSINESS USE

The current class of business use is an 'E' Category Use. Interested parties are advised to seek clarification of permitted use from the local authority.

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
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 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.