



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**4 Echo Square**  
Gravesend, DA12 1NP  
**£1,250 Per Calendar Month**



- Shop For Let Fronting Echo Square
- Basement
- Less Than 1 Mile To Gravesend Town Centre
- Long Term Available
- Measuring 685 SqFt
- High Traffic Location
- Customer Parking To The Front
- 'E' Class business Use

#### RENT

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

#### LOCATION DESCRIPTION

Situated at Echo Square, on one of the busiest roundabouts in Gravesend with a high volume of traffic passing every day. Gravesend town centre is less than 1 mile away and the A2 is only 1.8 miles away with links to London and the M25. Echo Square has an array of shops and eateries and would be perfect for most local business.

#### PROPERTY DESCRIPTION

A ground floor shop with rear access, measuring a total of 685 SqFt

Sales Area - 46.83 SqM (504 SqFt)

Back Store - 9.79 SqM (105 SqFt)

Outside WC and Store Room - 7.08 SqM (76 SqFt)

Basement - 18.03 SqM (194 SqFt)

#### CURRENT BUSINESS RATES

The Valuation Office website shows a current rateable value of £TBC per annum which normally means that between 40% to 50% of this figure is payable. Interested parties are advised to seek clarification from the local authority.

#### 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.

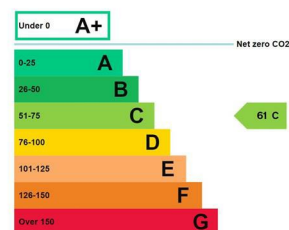
#### AGENTS NOTE

Ingoing tenant to pay a referencing fee of £150.

### Floor Plan



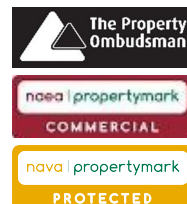
### Energy Efficiency Graph



### 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.

**Sealeys Walker Jarvis**  
**184 Parrock Street**  
**Gravesend**  
**Kent**  
**DA12 1EN**  
**[www.sealeys.co.uk](http://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.