



Sealeys
Walker ■ Jarvis

(01474) 369368



112 Wrotham Road
Gravesend, DA11 0QH
£700 PCM



- RETAIL UNIT. Reception Area, Rear Studio/Office. Workshop. Kitchenette
- Reception Area, Rear Studio/Office. Workshop. Kitchenette, WC
- Parking for two vehicles.
- CONVENIENTLY LOCATED FOR GRAVESEND TOWN CENTRE.

Full Description

RENT

£700 PER CALENDAR MONTH (£8,400 PER ANNUM)

LOCATION DESCRIPTION

Located on the busy A227 Wrotham Road on the approach to Gravesend Town Centre, with its high speed rail link to London St Pancras (23 minutes journey time) and within 4.6 miles of the A2 with links to the M25/Dartford River Crossing.

PROPERTY DESCRIPTION

A shop/office fronting the busy A227 Wrotham Road feeding into Gravesend Town Centre.

The property comprises:

Reception area: 14.54 SqM (156 Sq Ft) Display window to front. Open plan to

Open Plan Office: 26.50 SqM (285 Sq Ft)

Staff kitchen and WC

EXTERIOR DESCRIPTION

Parking for 2 cars with a gated entrance.

Outside store room: 11.20 SqM (121 Sq Ft)

AGENT'S NOTE

This property is offered with vacant possession. The existing lease of 6 years from 9th July 2021 at a current rent of £700pcm (£8,400pa) is to be assigned.

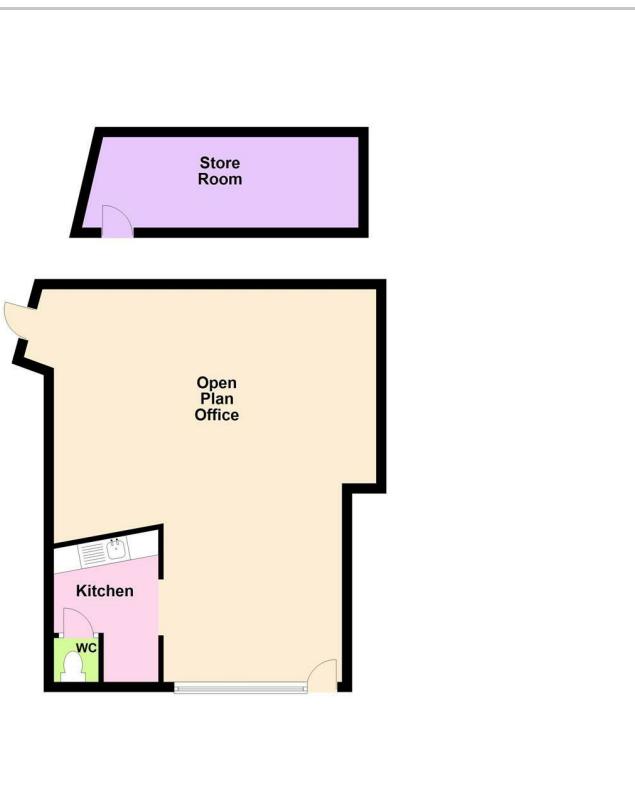
CURRENT CLASS OF BUSINESS USE

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.

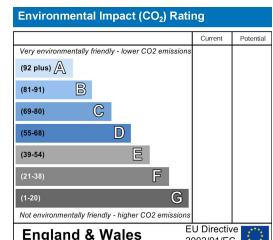
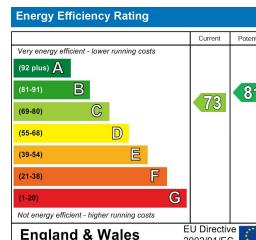
CURRENT BUSINESS RATES

The Valuation Office website shows a current rateable value of £5,300 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.

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.

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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.