



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**4-5 High Street**  
Gravesend, Kent, DA11 0BQ  
**£1,500 Per Calendar Month**



- Ground Floor Retail/Office
- Part of Gravesend's Heritage Quarter
- Kitchen
- Basement
- Totalling 907 Sq Ft
- Gravesend Station is approximately 0.3 miles away
- 2 x WCs
- "E" Class Business Use

## DESCRIPTION

### RENT

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

### LOCATION DESCRIPTION

4-5 High Street sits within Gravesend's Heritage Quarter, close to independent retailers, cafés, and the close by Borough Market. Gravesend Station is approximately 0.3 miles away, offering high-speed services to London St Pancras in around 25 minutes. The A2/M2 is roughly 2.5 miles south, providing direct road links to the M25 and Dartford Crossing.

### PROPERTY DESCRIPTION

Ground floor area totalling: 907 Sq Ft (84.33 SqM), comprising:

Front Sales/Office Area: 215 Sq Ft (20.02 SqM)

Lobby: 92 Sq Ft (8.53 SqM)

Kitchen: 52 Sq Ft (4.86 SqM)

Front Office/Sales Area: 317 Sq Ft (29.44 SqM)

Office: 57 Sq Ft (5.31 SqM)

Office/Storage: 106 Sq Ft (9.82 SqM)

2 x WCs

Basement

### CLASS OF BUSINESS USE

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

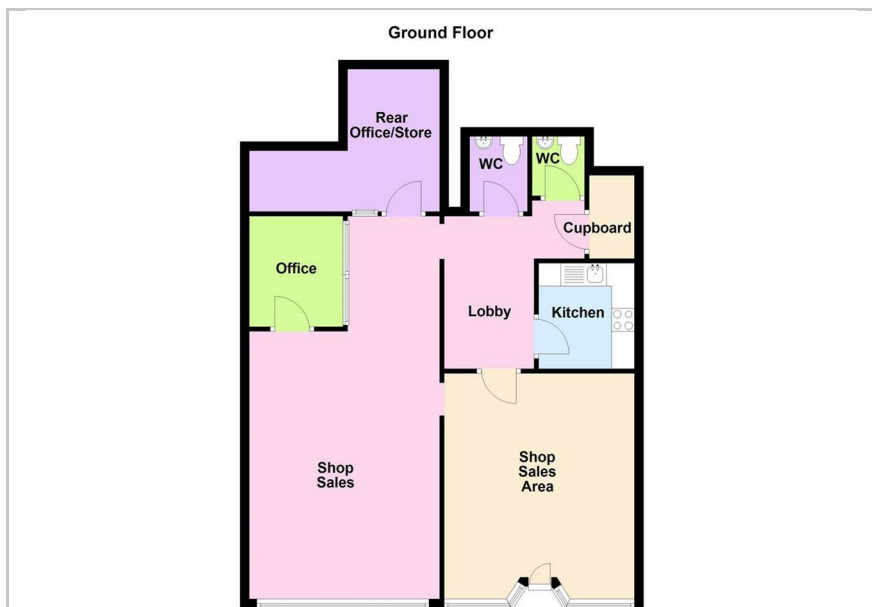
### BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £13,500 per annum as at May 2025 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.

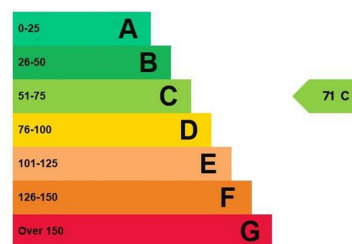
### AGENT'S NOTE

A referencing fee of £150 is payable by the ingoing tenant.

## 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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