



Sealeys
Walker ■ Jarvis

(01474) 369368



118 Wrotham Road
Gravesend, Kent, DA11 0QH
£1,833 PCM



- RARELY AVAILABLE YARD, SHOP AND STORE.
- WITHIN 0.6 MILES OF THE TOWN CENTRE
- SHOP/KITCHEN 428 SQ FT. STORE BUILDING: 143 SQ FT.

Full Description

RENT

£1833.33 PER CALENDAR MONTH (£22,000 PER ANNUM)

LOCATION DESCRIPTION

Based on the A227 Wrotham Road on the lead into Gravesend Town Centre. The A2/M2 lies 4.6 miles to the South, linking to The M25 and Dartford River Crossing.

PROPERTY DESCRIPTION

Two separate building consisting of:

'L' Shaped Open Plan Office/Shop: 27.66 SqM (298 Sq Ft), Kitchen 7.66 SqM (82 Sq Ft)

Store Building A: 13.28 SqM ((143 Sq Ft)

A large enclosed concreted yard accessed from Old Road West.

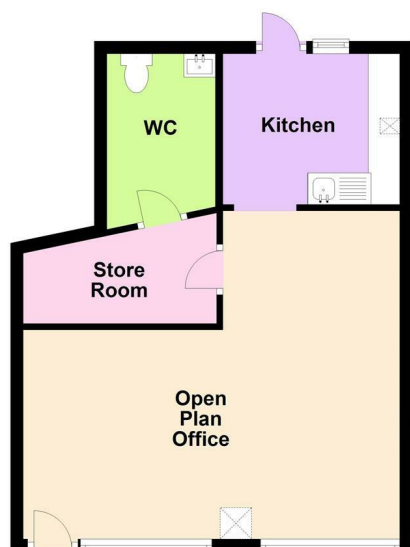
CURRENT CLASS OF BUSINESS USE

Interested parties are advised to seek clarification of permitted use from the local authority.

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £5,900 per annum as at December 2022 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



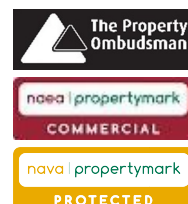
Energy Efficiency Graph



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.

Sealeys Walker Jarvis
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 Gravesend
 Kent
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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.