



**Sealeys**  
Walker Jarvis

(01474) 369368



**173 Windmill Street**

**Gravesend, DA12 1AH**

**Offers Over £770,000**



- Freehold Shop And Flats For Sale In Gravesend Town Centre
- Commercial Tenant On A 20 Year Lease Since 2022
- Currently Let With A Total Combined Annual Income Over £50,000
- Ideal To Add To An Existing Portfolio

## DESCRIPTION

FOR SALE

Offers Over £770,000 (Freehold)

## LOCATION DESCRIPTION

Sandwiched between and with 2 shopfronts to Windmill Street and Stone Street. Within 0.2 miles of Gravesend Train Station with its high-speed link to London St Pancras (journey time around 24 minutes) and set within one of the town centre's main pedestrianised street, with national brand neighbours in the street including Halifax, The Town Library, Paddy Power, Ladbrookes and Natwest Bank.

## PROPERTY DESCRIPTION

Windmill Street shopfront with ground floor commercial space, currently let on a 20 year lease from Jan 2022. Rent reviews are every 5 years with mutual breaks at year 5 and 15.

Apartments accessed from stone street.

Two first floor apartments, one studio and one 1 Bed, both let on AST's.

One second floor 1 Bed apartment let on an AST

Combined total annual income - £50,700

## EPC RATINGS

Commercial - B

Flat 1 - D

Flat 2 - D

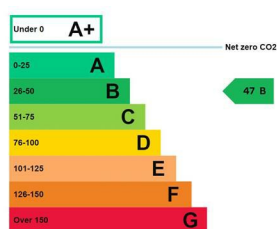
Flat 3 - D

## CURRENT BUSINESS RATES

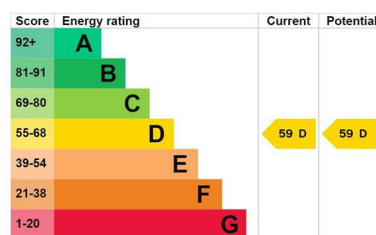
Figures from the Valuation Office show a current rateable value of £13,750 per annum as at May 2023 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham Borough Council.

## Energy Efficiency Graphs

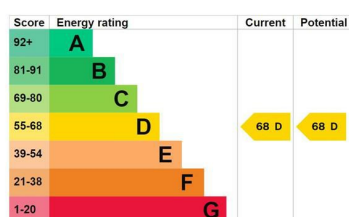
### Commercial



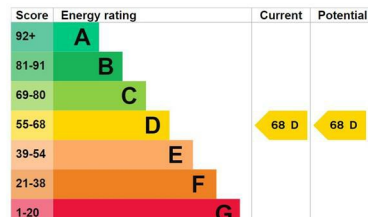
### Flat 1



### Flat 2



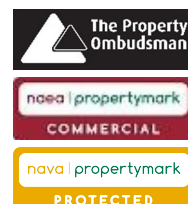
### Flat 3



## 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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