



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**64 New Road**

**Gravesend, DA11 0AE**

**Auction Guide £180,000 - Starting Bid**





- For Sale By Online Auction
- Two Storey Shop Measuring 570 SqFt
- Air Conditioning
- Located In Gravesend Town Centre

#### FOR SALE BY ONLINE AUCTION

Starting Bid £180,000

#### LOCATION DESCRIPTION

A two storey shop set in the heart of Gravesend's shopping district, approximately 100 yards from Tesco. Other retailers in the street include Primark, Costa, Lloyds Bank, Barclays Bank, McDonalds, Burger King and more.

#### PROPERTY DESCRIPTION

A two storey mid-terrace shop currently comprising of:-

Ground Floor

Main Shop: retailing area of 25.74 sq m (277 sq ft) Air conditioning unit.

kitchenette

WC.

Treatment Room: 9.29 sq m (100 sq ft) Air conditioning unit.

First Floor

Treatment Room: 9.30 sq m (100 sq ft) Air conditioning unit.

Treatment Room: 8.52 sq m (92 sq ft) Air conditioning unit.

#### CURRENT 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.

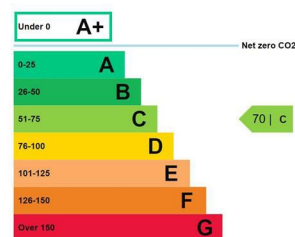
#### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £7,800 per annum as at 1st April 2023 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham Council.

### Floor Plan



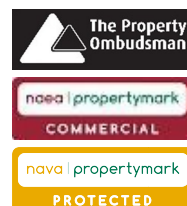
### Energy Efficiency Graph



### 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)**



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