



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**Unit 6, St Georges Centre Kempthorne Street**

Gravesend, Kent, DA11 0TA

**£1,250 Per Calendar Month Plus VAT**



- Two Storey Retail Unit
- Ground Floor 797 Sq Ft
- Kitchenette
- Neighbours include Sports Direct, Boots, Poundland...
- Prime Location
- First Floor 613 Sq Ft
- 2 WCs
- "E" Business Use

## DESCRIPTION

### RENT

£1,250 PER CALENDAR MONTH (£15,000 PER ANNUM) PLUS VAT

### LOCATION DESCRIPTION

The St Georges Shopping Centre is Gravesend's largest and prime shopping centre with neighbours including Sports Direct, The Post Office, Boots and Rymans.

### PROPERTY DESCRIPTION

The shop comprises:

Ground Floor:

Shop Sales Floor: 55.10 SqM (593 Sq Ft)

Rear Store Area: 18.95 SqM (204 Sq Ft)

First Floor

L Shape Store Room/Office Kitchenette: 31.87 SqM (343 Sq Ft)

Store/Office: 25.09 SqM (270 Sq Ft)

2 WCs and lobby. Corridor and stairs to ground floor.

### ADDITIONAL CHARGES

In addition to the rent the following are also charged:

Service Charge: £8,417 per annum

Building Insurance: £594 per annum

### CURRENT BUSINESS USE

The current class of business use is an E Category Use. Interested parties are advised to make their own enquiries with the local authority.

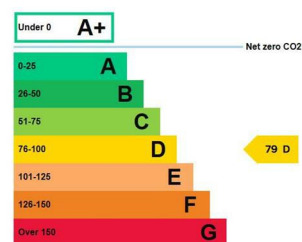
### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £15,500 per annum as at March 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.

## 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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