



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**186 Old Road West**  
Gravesend, Kent, DA11 0LY  
**£17,500 Per Annum**



- Shop/Office To Let
- Shop Sales Area: 375 Sq Ft
- Second Floor: 314 Sq Ft
- Close to Perry Street

- Totalling 1,124 Sq FT
- First Floor: 295 Sq Ft
- Situated on Old Road West's Two Mini Roundabouts
- Kitchen and WC

## DESCRIPTION

### RENT

£1458.33 PER CALENDAR MONTH (£17,500 PER ANNUM)

### LOCATION DESCRIPTION

Located on Old Road West, close to the Perry Street shopping thoroughfare of Northfleet, and is situated at the junction of two mini-roundabouts, providing excellent visibility. Gravesend Town Centre is approximately 0.8 miles away and Gravesend Train Station is located 0.7 miles away with its high-speed link to London St Pancras with journey times of approximately 24 minutes.

### PROPERTY DESCRIPTION

The property comprises a three-storey shop/office unit arranged as follows:

Ground Floor:

Shop sales area: 375 Sq Ft (34.85 SqM)

Lobby

WC

First Floor:

Office: 183 Sq Ft (17 SqM)

Kitchen and WC

Second Floor:

Office 1: 192 SqM (17.86 SqM)

Office 2: 122 SqM (122 SqM)

### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £10,500 per annum as at February 2026 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.

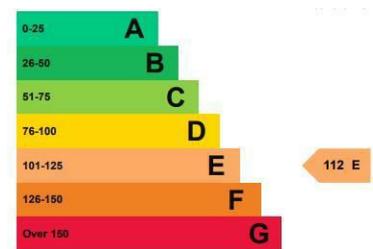
### CURRENT CLASS OF BUSINESS USE

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

## 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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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.