



Sealeys
Walker ■ Jarvis

(01474) 369368



Unit 14/15 St Georges Centre

Gravesend, Kent, DA11 0TB

£2,084 Per Calendar Month



- 1613 Sq Ft Unit with Return Frontage
- Adjacent to Car Park Entrance
- Four Store Rooms
- Staff Kitchen and WC

Full Description

RENT

£2,083.33 Per Calendar Month (£25,000 per annum) PLUS VAT

LOCATION DESCRIPTION

The St Georges Shopping Centre is Gravesend's largest and prime shopping centre with neighbours to Unit 14-15 including Sports Direct, Poundland, The Post Office, Boots and Rymans.

PROPERTY DESCRIPTION

Ground Floor

Main Shop Area: 149.84 sq m (1,613 sq ft) with an excellent return frontage adjacent to the main car park entrance.

Further Store Room, Lobby and Cupboards.

First Floor

Three Store Rooms:

14.03 sq m, 13.82 sq m & 9.19 sq m

(151 sq ft, 149 sq ft & 99 sq ft) plus Staff Kitchen and WC

CHARGES

Service Charges: £14,509 per annum

Building Insurance: £1,119 per annum

CURRENT BUSINESS USE

The current class of business use is a '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 £25,500 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 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.

Energy Efficiency Graph

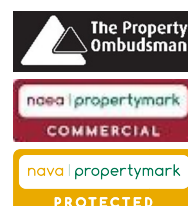
Floor Plan



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.

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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.