



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**30 Queen Street**  
Gravesend, DA12 2EE  
**£1,334 Per Calendar Month**



- Takeaway Unit for Let
- Measuring a Total 1,068 SqFt
- Roller Shutter to Front
- 'Sui Generis' Use Class
- Commercial Kitchen
- Town Centre Location
- Rarely Available
- Basement

#### RENT

£1,333.34 PER CALENDAR MONTH (£16,000 PER ANNUM)

#### LOCATION DESCRIPTION

Queen Street lies in the heart of Gravesend's historic town centre and Thames riverside, with views over The River Thames. Gravesend Train Station is around 0.3 miles away with its high-speed link to London St Pancras (journey time around 24 minutes). The A2/M2 lies 3 miles to the south, linking to The M25 and Dartford Road Crossing.

#### PROPERTY DESCRIPTION

Ground Floor Lock-Up Shop with Takeaway Use. Electronic roller shutters securing all of the shop windows.

Shop Area: 339 SqFt with serving counter.

Packing Area: 56 SqFt

Commercial Kitchen: 107 SqFt

Store Room: 96 SqFt

Externally to the rear are 2 store rooms and a WC

Basement: Access from a metal hatch towards the rear. Measuring circa 388 SqFt

#### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £7,100 per annum as at November 2024 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. For details contact Sealeys Commercial Team.

#### CURRENT CLASS OF BUSINESS USE

We believe the current class of business use is 'Sui Generis Takeaway' Category Use. Interested parties are advised to seek clarification of permitted use from the local authority.

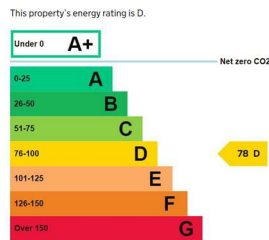
#### AGENTS NOTE

The ingoing tenant is to pay a referencing fee of £150 including VAT.

#### 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.