



**Sealeys**  
Walker ■ Jarvis

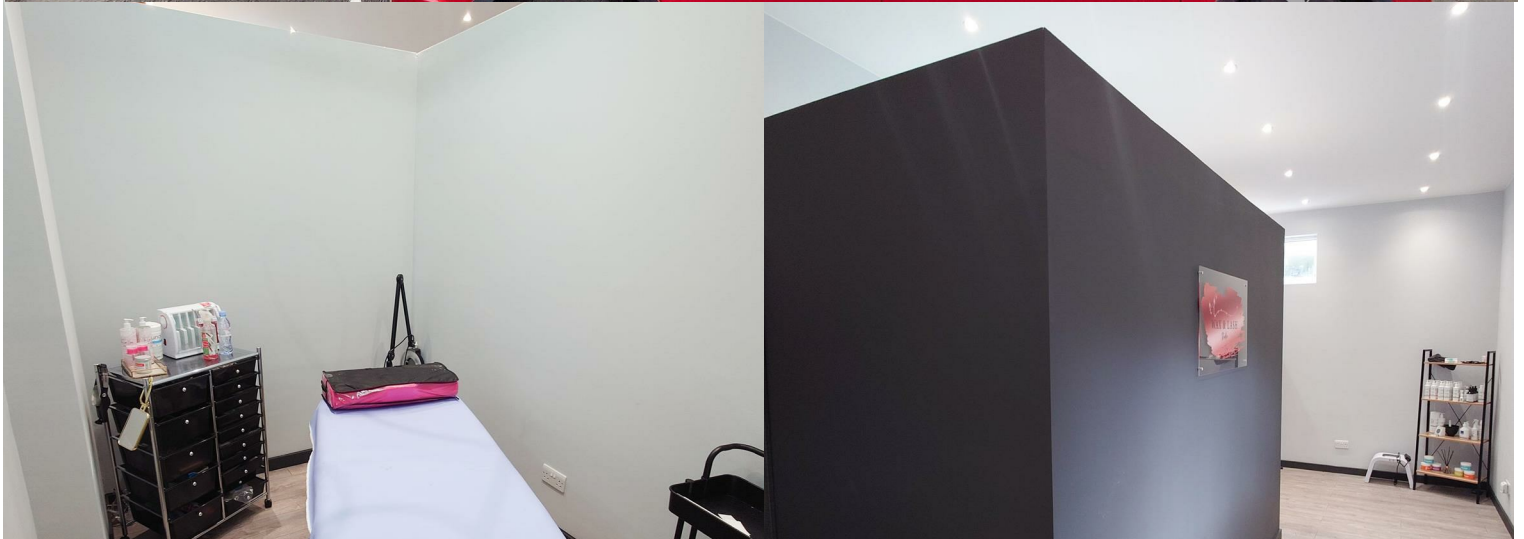
Est. 1851

(01474) 369368



naea | propertymark

COMMERCIAL



**Unit To Rear of 56 London Road**

Northfleet, Gravesend, DA11 9LF

**£750 Per Calendar Month**



- Commercial Unit Measuring 297 SqFt
- 2 Hours Free Parking Outside
- A Range Of Businesses Considered
- 1.3 Miles From Gravesend
- Previously Run As A Beauty Studio
- Available Immediately
- 'E' Class Business Use
- Immaculate Condition

#### RENT

£750 PER CALENDAR MONTH (£9,000 PER ANNUM)

#### LOCATION DESCRIPTION

Located just off London Road behind Finest Autos car dealership, in an established residential area. Gravesend town centre is 1.3 miles away and the A2 is around 2 miles away with links to London and the M25.

#### PROPERTY DESCRIPTION

The shop fronts onto Beresford Road with parking available by permit or 2 hours free.

Previously set up as a beauty studio with waiting area, treatment room and WC, measuring a total of 27.6 SqM (297 SqFt).

#### CURRENT BUSINESS RATES

The Valuation Office website shows a current rateable value of £TBC per annum as of November 2023 which normally means that between 40% to 50% of this figure is payable. Interested parties are advised to seek clarification from the local authority.

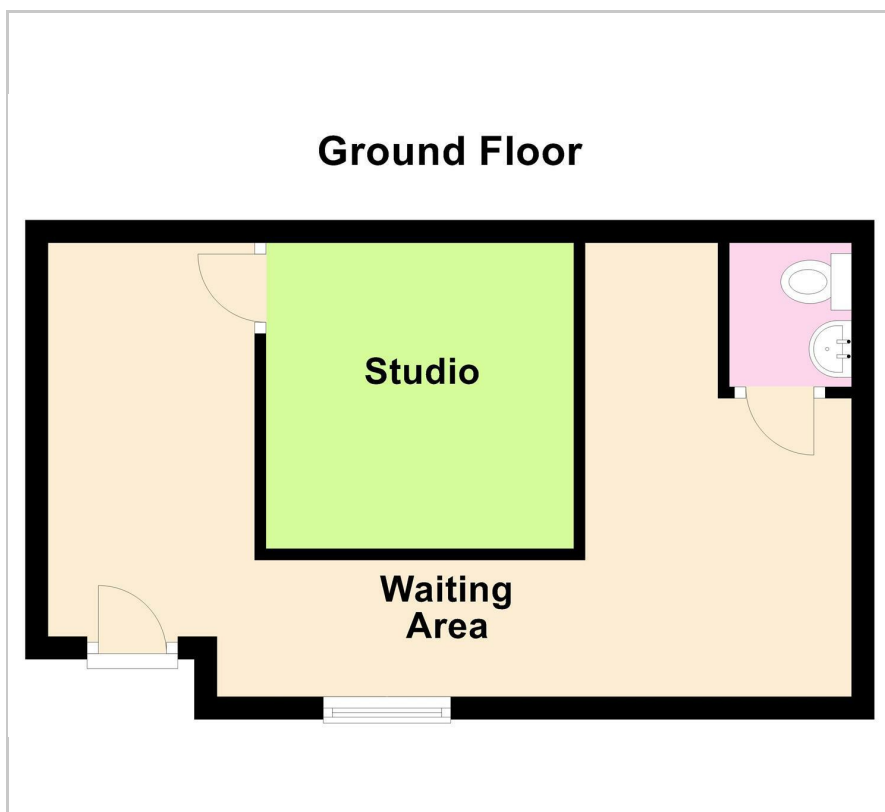
#### CURRENT CLASS OF BUSINESS USE

We believe 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.

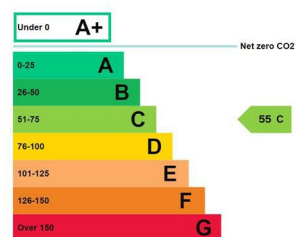
#### AGENTS NOTE

Ingoing tenant to pay a referencing fee of £150 Including VAT

## Floor Plan



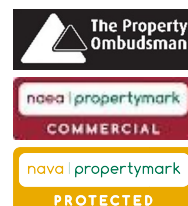
## Energy Efficiency Graph



## 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.