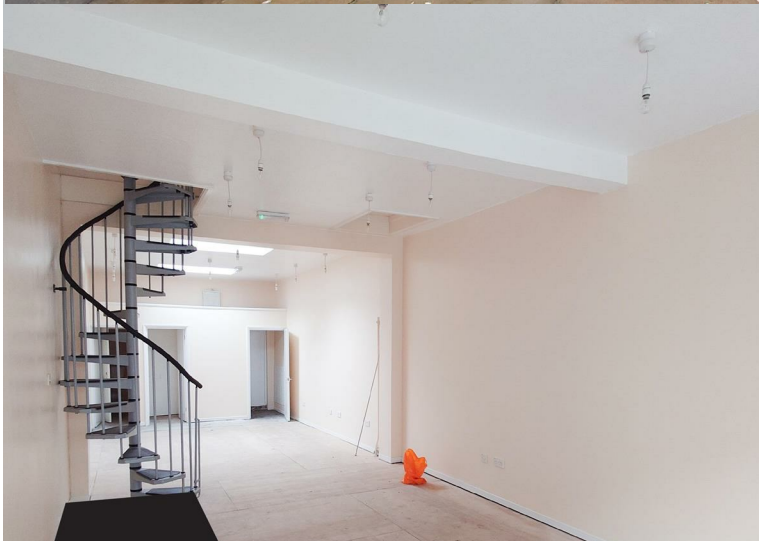




Sealeys
Walker ■ Jarvis

(01474) 369368



2 Windmill Street
Gravesend, DA12 1AD
£1,250 Per Calendar Month



- Ground Floor Shop
- 2 WC's
- Town Centre Location
- 0.1 Miles From Gravesend Town Centre
- Measuring 517 SqFt
- Small Courtyard To Rear
- 'E' Class Business Use
- Long Term Let Available

RENT

£1,250 PER CALENDAR MONTH (£15,000 Per Annum)

LOCATION DESCRIPTION

Windmill Street is located in Gravesend town centre - being close walking distance of all amenities such as parking, shopping centres, eateries and banks, and within 0.1 miles of Gravesend Station (with its high speed link to London St Pancras, journey time around 23 minutes). The A2/M2 is 1.9 miles to the South, linking to the M25 and Dartford Road Crossing.

PROPERTY DESCRIPTION

A ground floor shop with display window onto windmill street measuring 517 SqFt. 2 WC's, Kitchenette and a small courtyard.

BUSINESS RATES

The Valuation Office show a current rateable value £10,750 as at January 2024 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or proportion of this payable amount.

CURRENT CLASS OF BUSINESS USE

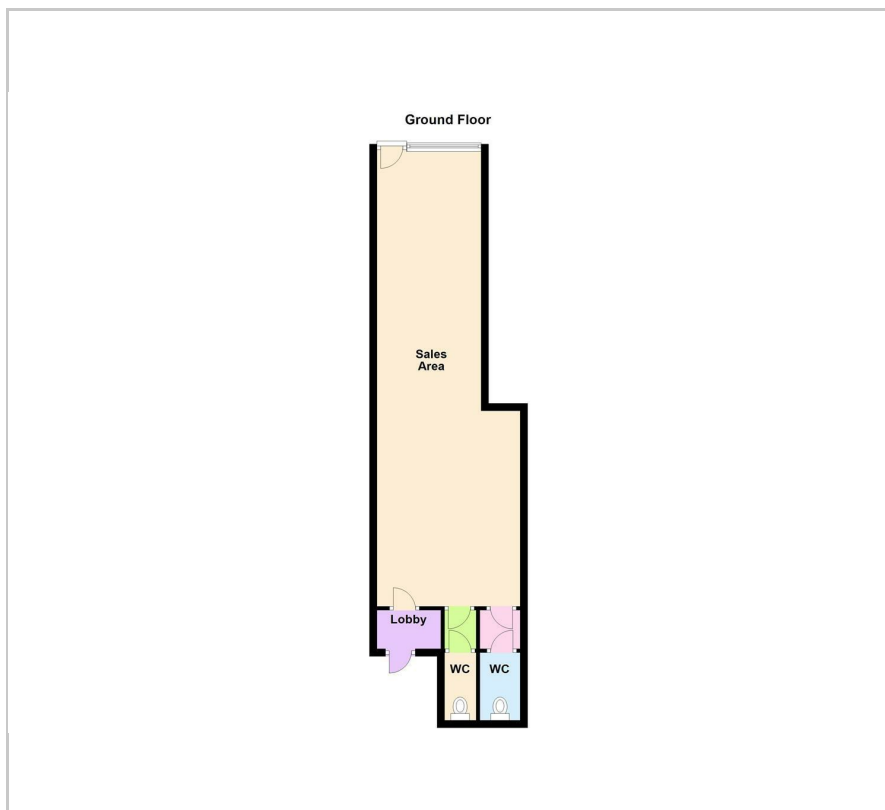
The vendor advises current class of business use is 'E' Category use. Interested parties are advised to seek clarification of permitted use from the local authority.

AGENTS NOTE

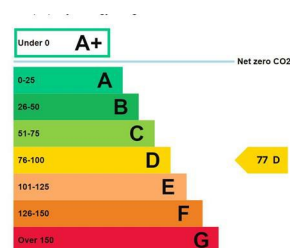
The landlord is in the process of getting planning permission for the first floor and will be putting a new door into the front of the shop with a corridor giving complete separate access from the shop. This is illustrated on the images with a blacked out area. The lease is for the ground floor only and the shaded area will not be included as part of the lease. The floor plan is indicative of how it will look once complete.

Ingoing tenant to pay landlords legal fees.

Floor Plan



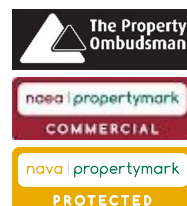
Energy Efficiency Graph



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.

Sealeys Walker Jarvis
184 Parrock Street
Gravesend
Kent
DA12 1EN
www.sealeys.co.uk



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.