



Sealeys
Walker ■ Jarvis

Est. 1851

(01474) 369368



naei | propertymark
COMMERCIAL



12 Windmill Street

Gravesend, DA12 1AD

Guide Price £350,000



- Long Leasehold For Sale
- Town Centre Location
- Vacant Possession
- 'E' Class Business Use
- 946 Years Remaining
- Previously Run as a Bank
- Measuring A Total Of 1,588 SqFt
- No VAT

FOR SALE

£350,000 - Long Leasehold

LEASEHOLD

999 years from 26th October 1971. (946 years remaining)

Ground Rent - A White Rose (if requested)

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

Prominent corner building comprising a ground floor shop with return frontage onto Windmill Street and Manor Road, first floor office space and basement storage. Being sold with vacant possession. Measuring a total of 1,588 SqFt, Comprising:

Floor	Accommodation	Floor Area
Ground	Sales area, 2 offices	572 sq ft
First	Open plan office, staff room, 2 WC's	618 sq ft
Basement	Storage area with restricted height	398 sq ft

BUSINESS RATES

The Valuation Office shows a current rateable value £12,250 as at June 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.

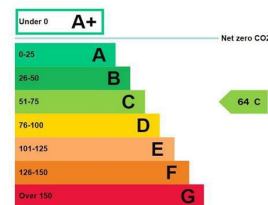
CURRENT CLASS OF BUSINESS USE

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.

VAT

This property is not elected for VAT.

EPC



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.

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.