



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**66 High Street**

Gravesend, Kent, DA11 0BB

**£1,000 Per Calendar Month**





- A Split Level Shop of 534 Sq Ft
- Newly Refurbished
- WC
- 'E' Class Business Use
- Part of Gravesend's Heritage Quarter
- Just North of the Borough Market Entrance
- Kitchenette
- 0.3 Miles to Gravesend Train Station

## DESCRIPTION

### RENT

£1,000 PER CALENDAR MONTH (£12,000 PER ANNUM)

### LOCATION DESCRIPTION

Located in the High Street at the heart of Gravesend's historic Heritage Quarter is this split level shop over ground floor and basement, just north of the Borough Market entrance. Gravesend Station is within 0.3 miles to away (linking to London St Pancras, journey time around 25 minutes). The A2/M2 is around 2.5 miles to the south, linking to The M25 and Dartford River Crossing.

### PROPERTY DESCRIPTION

#### Ground Floor

Shop Sales Area: 22.16 SqM (238 Sq Ft) with large period display window to the front

Kitchenette: 1.89 SqM (20 Sq Ft)

WC: 1.57 SqM (17 Sq Ft) Stairs to....

#### Basement:

Large Store Area: 16.84 SqM (181 Sq Ft) with fire exit door

Small Store Room: 7.29 SqM (78 Sq Ft)

### CURRENT CLASS OF BUSINESS USE

The current class of business use is an "E" Category Use. Interested parties are to seek clarification from the location authority.

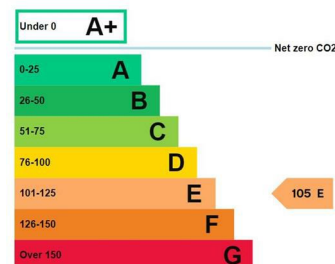
### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £4,200 per annum as at June 24 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.

## 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.

**Sealeys Walker Jarvis**  
**184 Parrock Street**  
**Gravesend**  
**Kent**  
**DA12 1EN**  
**[www.sealeys.co.uk](http://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.