

# GRAVESEND DA11 0AF

## 79 NEW ROAD THAMESGATE CENTRE

### PRIME SHOP - TO LET

#### LOCATION

The Thamesgate Centre is located in the heart of the prime shopping area and includes the town's main car park and links the rail station on Clive Road to the traditional prime pitch in New Road.

The unit occupies a prime corner position in New Road at the entrance to the centre adjoining Lloyds Bank with EE, Three, Burger King adjacent and opposite B&M – see street plan extract.

#### ACCOMMODATION

The premises comprise ground and first floor accommodation approximately as follows:-

Internal Width	21 ft 6 ins	6.55 m
Shop Depth	57 ft 6 ins	17.53 m
Ground Floor Sales	1,150 sq ft	106.8 sq m
First Floor	535 sq ft	49.7 sq m

#### LEASE

New full repairing and insuring lease for a term to be agreed and subject to 5 yearly upward only rent reviews.

#### RENT

£45,000 p.a.x.

#### RATES

The property is assessed for rates as follows:-

Rateable Value	£34,750
Rates Payable to 31st March 2023	£17,340



#### SERVICE CHARGE

Service charge for 2020/21            £12,758.00

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

#### ENERGY PERFORMANCE CERTIFICATE

Certificate available on request

#### VIEWING

Strictly by appointment only via:-

#### Ian Garnham

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Email: [iang@leslieperkins.co.uk](mailto:iang@leslieperkins.co.uk)

#### Joint agent Richard Mills

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