

# GRAVESEND

## UNIT 4 THAMESGATE CENTRE DA11 0AU

### PRIME SHOP - TO LET

THE UNIT IS FINISHED TO A WHITE BOX SPEC READY FOR SHOPFITTING

#### LOCATION

The Thamesgate Centre lies 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 prominent position adjoining Superdrug and opposite Specsavers & Poundstretcher – see street plan.

#### ACCOMMODATION

The premises comprise ground floor accommodation approximately as follows:-

Internal Width	20 ft 9 ins	6.32 m
Shop Depth	62 ft 6 ins	19.0 m
Ground Floor Area	1,375 sq ft	177.7 sq m
First Floor	680 sq ft	63.2 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

On application

#### RATES

The property is assessed for rates as follows:-

Rateable Value	£32,750
Rates Payable 2022/23 appx	£8,171.00

**A 50% concession on rates payable was announced by the Chancellor for the retail, leisure and hospitality sectors for the current rating year up to 31/3/2023 up to a maximum of £110,000. Therefore £8,171 is payable for the current year.**

#### SERVICE CHARGE

Service charge for year end 2022 approx £14,602.44



#### 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**

Tel: 07973 392630 / 020 7478 4306

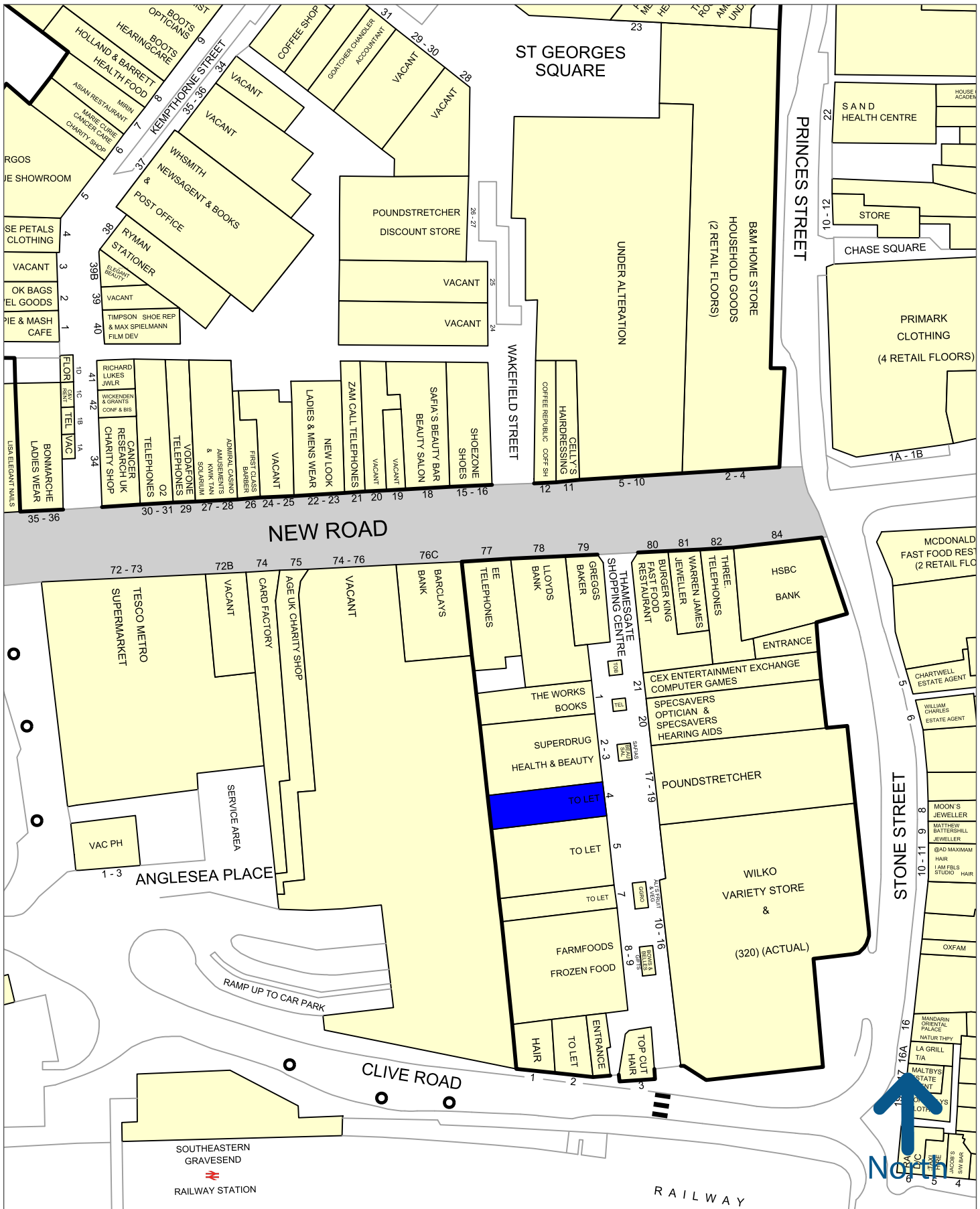
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50 metres

Experian Goad Plan Created: 28/06/2022  
Created By: Leslie Perkins



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