

GRAVESEND 2 CLIVE ROAD

THAMESGATE CENTRE DA11 0RS SHOP TO LET – CLASS E USE

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 main pitch in New Road. The unit occupies a prominent and busy position opposite the rail station and adjacent to the car park entrance – see street plan extract.

ACCOMMODATION

The premises comprise ground floor accommodation approximately as follows:-

Internal Width	23 ft 0 ins	7.01 m
Shop Depth	20 ft 0 ins	6.1 m
Ground Floor Area	450 sq ft	41.8 sq m
Plus wc's		

LEASE

New full repairing and insuring lease for a term to be agreed.

RENT

£12,250 p.a. plus VAT

RATES

We understand the property is currently assessed for rates as follows:-

Rateable Value	£10,500
Rates Payable 2022/23	£0 – 5,240
£0 payable if qualify for small business rates relief.	
Otherwise 50% to 31/3/2023 = £2,620	

SERVICE CHARGE

Service charge year end 2022 £3,300 tbc

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. Please note staff unaware. Contact:-

Ian Garnham

Tel: **07973 392630 / 0207 478 4306**

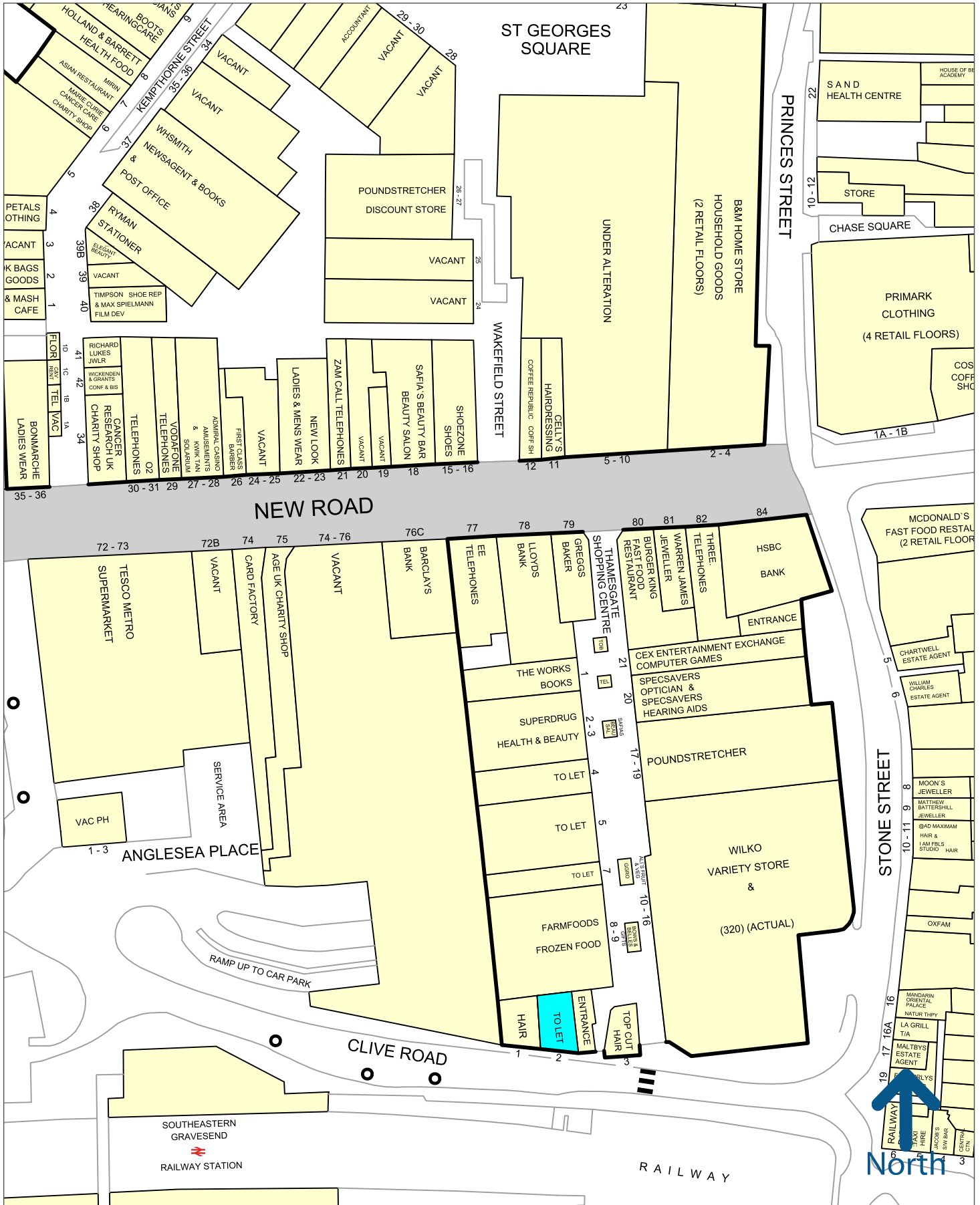
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50 metres

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



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