

GRAVESEND DA11 0AF

79 NEW ROAD - THAMESGATE CENTRE

PRIME CORNER RETAIL UNIT - 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 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 and 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

Quoting Rent £45,000 p.a.x.

RATES

The property is assessed for rates as follows:-

Rateable Value	£34,750
Rates Payable to 31st March 2025	£17,340

A 75% concession on rates payable is applicable for the current rating year to 31/3/2025 up to a cap of £110,000



SERVICE CHARGE

Service charge for 2024/25 £12,758.00

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request

VIEWING

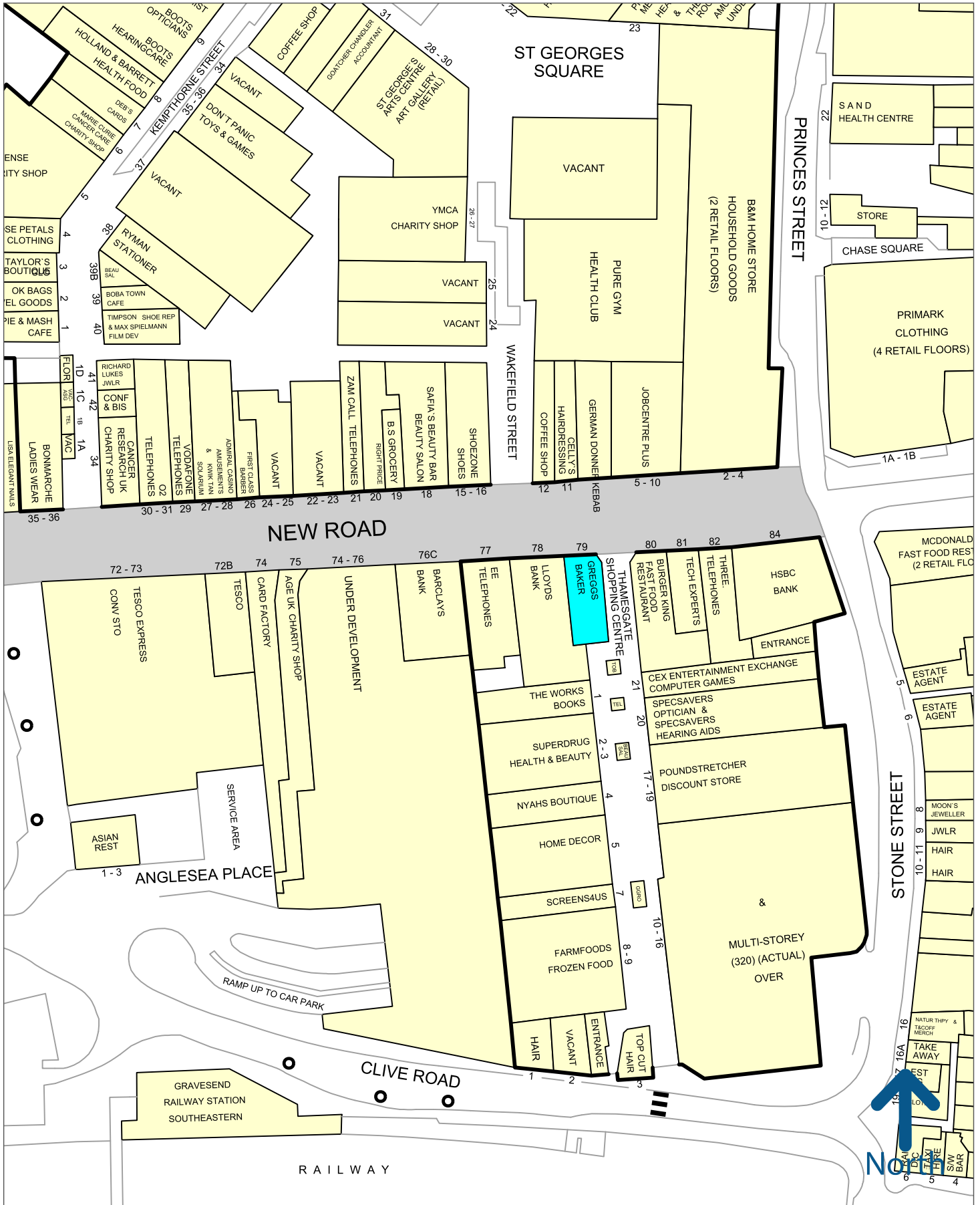
Strictly by appointment only via:-

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50 metres

Experian Goad Plan Created: 25/03/2024
Created By: Leslie Perkins



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