

GRAVESEND DA11 0AU

UNITS 5/6 THAMESGATE CENTRE

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	42 ft 1 ins	12.83 m
Shop Depth	65 ft 6 ins	19.97 m
Ground Floor Area	2,250 sq ft	209.0 sq m
First Floor	550 sq ft	51.1 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	£61,500
Rates Payable 2022/23 appx	£15,344.25

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 based on 50% £15,344 is payable for the current year.

SERVICE CHARGE

Service charge for year end 2022 is approx £24,150



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**

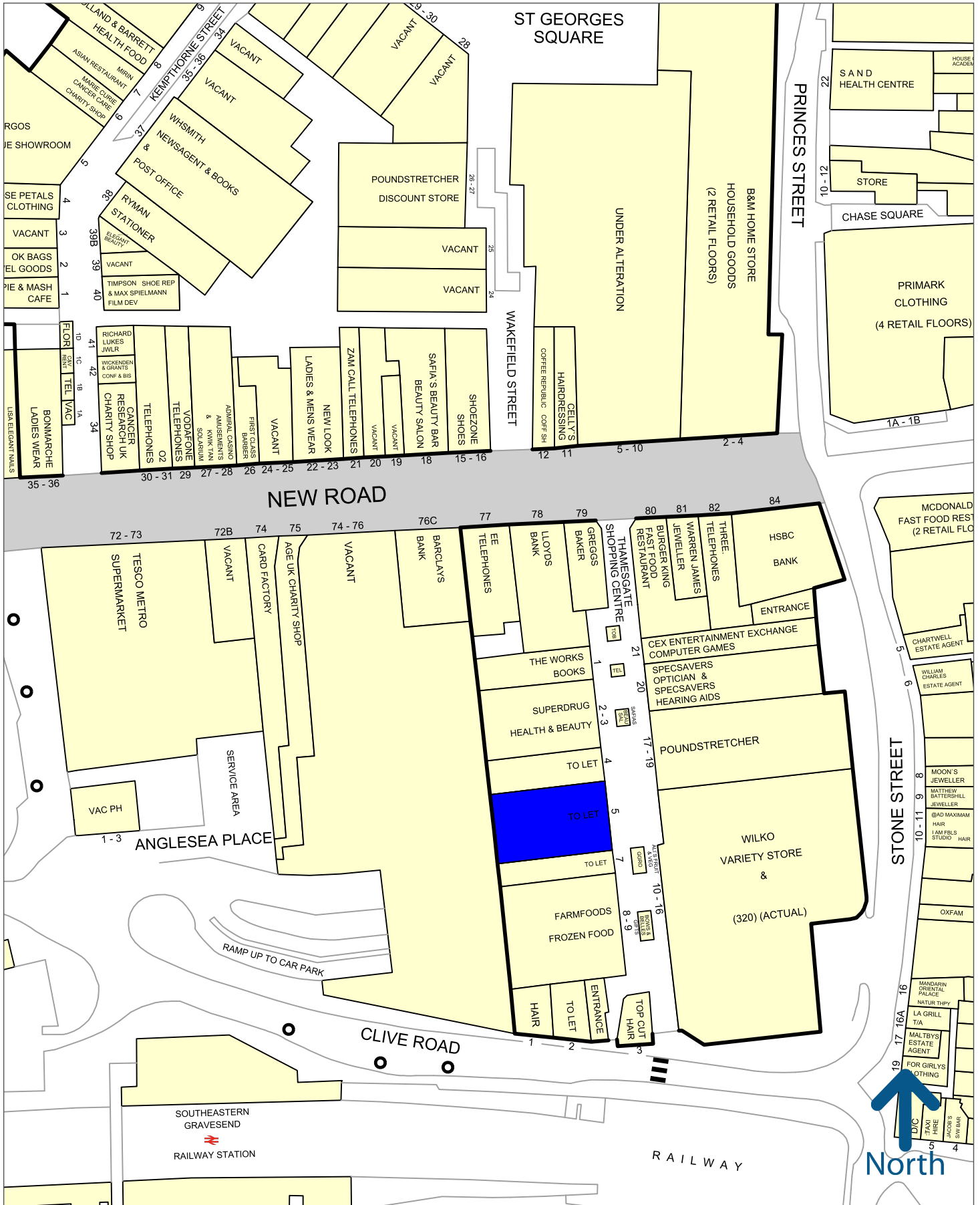
Email: iang@leslieperkins.co.uk

Joint Agents Jamieson Mills

Richard Mills

Tel: **07831 758 755 / 020 3746 6883**

Email: rjm@jamiesonmills.com



50 metres

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

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