

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 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 2025/26 appx	£30,750

A 40% concession on rates payable for the current rating year up to 31/3/2026 up to a maximum of £110,000.

Therefore based on the 40% concession appx £18,450 is payable for the current year.

SERVICE CHARGE

Service charge for year end 2026 is approx £26,105



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**

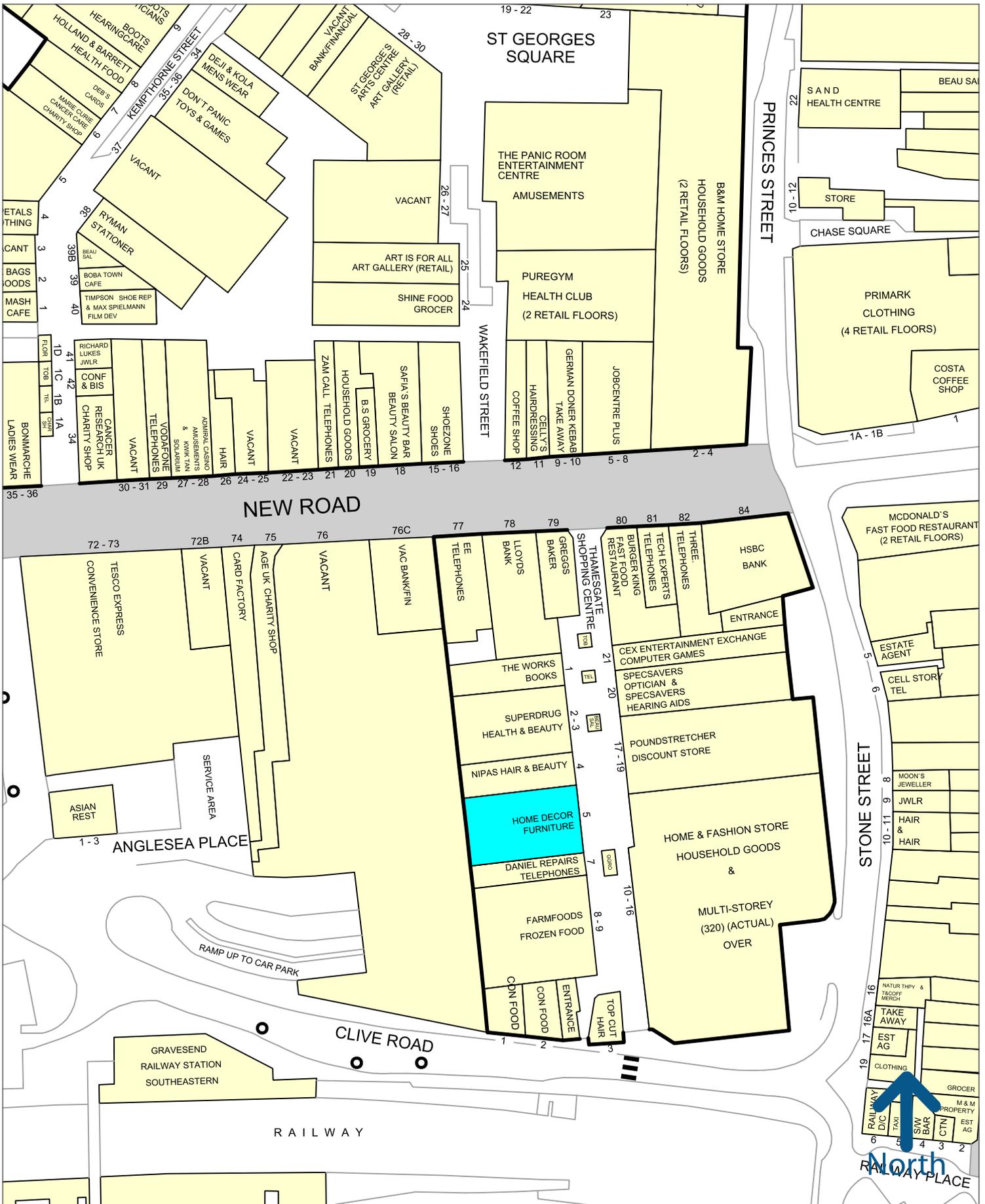
Email: iang@leslieperkins.co.uk

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Richard Mills

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50 metres

Experian Goad Plan Created: 21/05/2025
Created By: Leslie Perkins