

GRAVESEND RETAIL UNIT

**TO LET**

24/25 NEW ROAD  
GRAVESEND  
DA11 0AA

**SHELLEY  
SANDZER**

*Since 1983*



#### LOCATION

The unit is a short walk from Gravesend Railway Station, situated on a busy pedestrianised New Road. Local retailers include Tesco, Greggs, Burger King and Primark.

#### ACCOMMODATION

The unit affords the following approximate floor areas;

<b>GROUND FLOOR</b>	729 sq.ft. / 67.8 sqm
<b>BASEMENT</b>	1,199 sq.ft. / 111.4 sqm
<b>TOTAL.</b>	1,928 sq.ft / 179.2 sqm

#### LEASE

A new lease available for a term to be agreed.

#### RENT

Offers invited in the region of £35,000pa, Subject to Contract.

#### PLANNING

The premises benefit from Class E planning.

#### RATES

We have been informed by the Gravesham Borough Council of the following;

Rateable Value - £37,000

Rates Payable - £18,944

Interested parties are advised to make their own enquiries with the local council.

#### LEGAL COSTS

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

#### VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer.

Josh Hart

[Josh@shelleysandzer.co.uk](mailto:Josh@shelleysandzer.co.uk)

07807 416 076

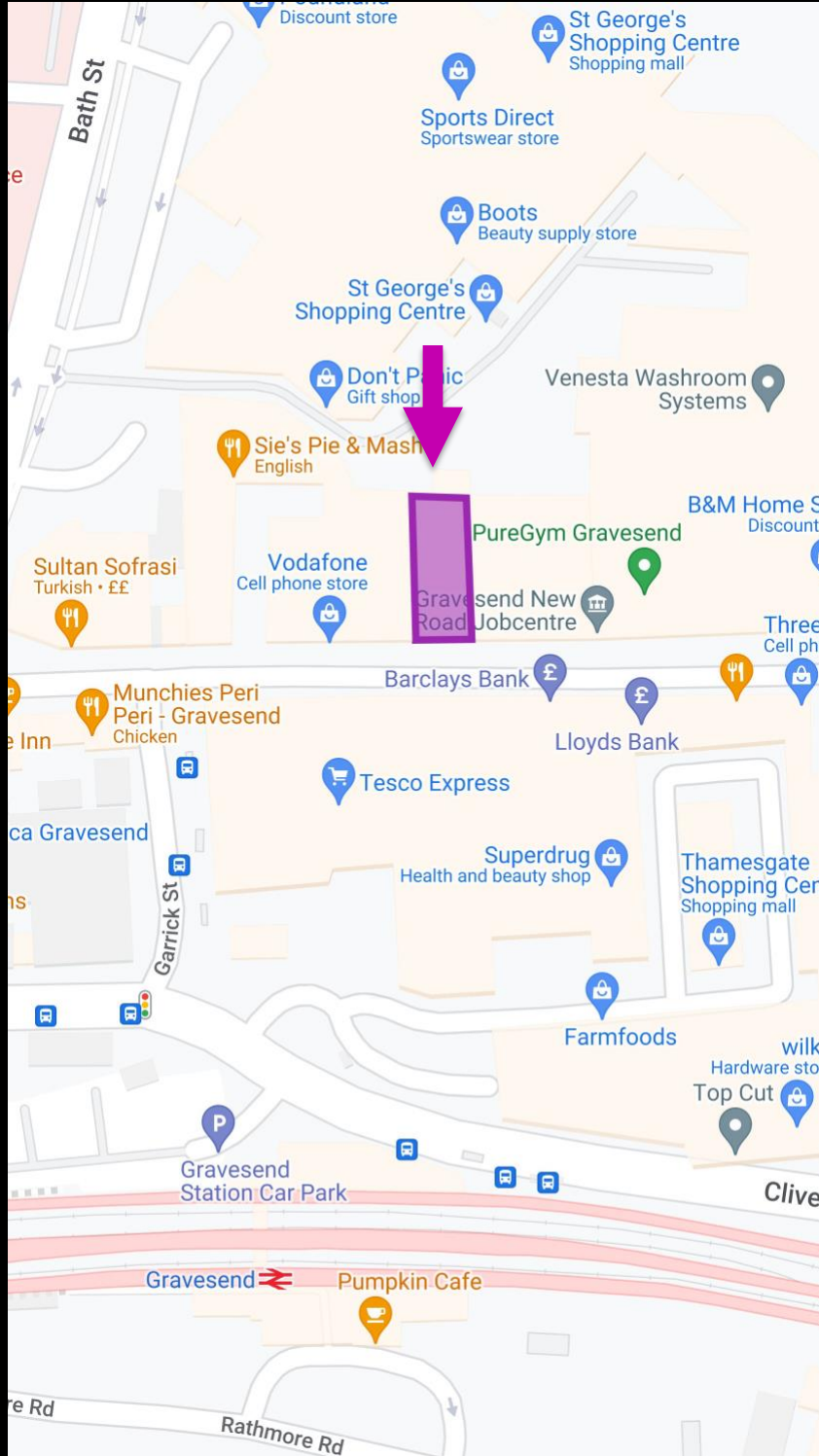
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