

Property Particulars

GRAVESEND

51/53 NEW STREET, DA11 0AD

LARGE OFFICE PREMISES TO LET



LOCATION

The property occupies a central position within Gravesend on New Road at the junction of Bath Street at the western edge of the town centre. Within a short walk is two multi story car parks.

The offices are accessed by either a staircase on New Street or alternatively lift and stairs at the rear. The property also benefits from the use of 12+ parking spaces to the rear of the property.

DESCRIPTION

The property comprises of first and second floor only each with toilet and kitchen facilities and following net internal floor areas,

First Floor	294 sq m	3,160 sq ft
Second Floor	209 sq m	2,250 sq ft
Total	503 sq m	5,410 sq ft

The landlord would consider splitting the offices which would offer offices in the region of 1,000 – 2,000 sq ft.

TERM

The premises are available by way of a new 10-year lease subject to an open market rent review at the 5th year.

RENT

We have been instructed to offer the premise at **£47,500 per annum exclusive** of service charge, VAT and buildings insurance, subject to contract.

DEPOSIT

A rental deposit will be required dependent on trading history.

BUSINESS RATES

The property has a rateable value of £41,500 in the current (2017) business rates list.

Note: Prospective tenants are advised to make their own enquiries of Gravesend District Council on 01474 337000 with regards to the rates payable.

DEPOSIT

A rental deposit will be required dependent on trading history.

EPC

The property has been rated within Band E. A copy of the Report is available on request.

VAT

VAT will be payable if applicable.

FEES

Each party is to be responsible for their own legal fees in relation to this letting.

VIEWINGS

51-53

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Regulated by RICS

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