



21 New Road, Gravesend, Kent, DA11 0AA
Offers in the region of £22,500pa

TO LET

Location

Located in Gravesend, the property is situated in the High Street almost opposite the entrance to the shopping centre the property holds a prominent and prime retail pitch in the pedestrianized area with a good mix of multiple retailers in the immediate location including Tesco Express and Marks and Spencer.

Description

The property is presently vacant and comprises of an open plan retail shop with modern shop front, an internal shutter, fitted kitchen, W.C and air conditioning. All floors are ancillary to the shop and are currently being used as storage. There is also a large rear garden with a rear entrance to the basement floor and rear access to the property via a service road.

Accommodation

Net internal frontage	3.6 m	11 ft
Built Depth	8.5 m	28 ft
Retail Area	30.6 sq m	329 sq ft
Basement	22.76 sq m	245 sq ft
Total Floor Area	53.36 sq m	574 sq ft

COST SUMMARY	ANNUAL	MONTHLY
RATES (47%)	£9,870	£822

Costs

Ingoing party to pay the landlords and assignees reasonable costs.

Terms

Full Repairing and Insurance Lease for a minimum period of 10 years, with a rent review at year 5. Tenant responsible for Landlords Legal fees on entering into lease.

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