



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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The property Misdescription Act 1991. The enclosed details are prepared to give a fair description of the property however where Mechanical, Gas or Electrical Appliances are mentioned, parties should be aware that Messrs Langleys have not tested these and no guarantee can be given. Parties should obtain information from their surveyor / solicitors in respect of these matters. Information on tenure / rights of way is based on information from the vendor/ landlords and should be verified by solicitors. Messrs Langleys particulars are for guidance only and do not form any part of any contract. Parties should satisfy themselves as to the accuracy or otherwise of dimensions condition, and permitted use by reference to solicitors/surveyors/local authority. No employee of Langleys has any authority to make any representation in respect to this property.