



GRAVESEND 5/10 NEW ROAD, DA11 0AA



LOCATION

The unit is located in a 100% prime location on New Road, opposite the Thamesgate Shopping Centre and in close proximity to many multiple retailers including **Tesco Metro**, **Debenhams** and **New Look**.

The unit also benefits from return and rear frontages into the adjacent St George's Shopping Centre where retailers include **Argos**, **Boots**, **WH Smith** and **Sports Direct**. The unit benefits from the Centre's 410 space car park.

ACCOMMODATION

The unit comprises a substantial building that is capable of sub division as follows:

Unit 1

Ground Floor 325.0 m2 3,500 ft2

Unit 2

Ground Floor 696.8 m2 7,500 ft2

Unit 3 – LET TO PURE GYM

Basement 1,085.5 m2 11,685 ft2

Ground Floor 355.8 m2 3,830 ft2

Unit 4

Ground Floor 371.6 m2 4,000 ft2

Unit 5

First Floor 917.9m2 9,880 ft2

Second Floor 721 m2 830 ft2

These areas have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (5th Edition).

RENT

On application.

LEASE

New effective full repairing and insuring leases are available.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUSINESS RATES

Each unit will require assessment following completion of works.

Interested parties are advised to make their own enquiries of the Local Rating Authority.

VAT

VAT is payable in respect of the rent and any other sums due.

ENERGY PERFORMANCE CERTIFICATE

The EPC certificate for the building as existing can be made available on request. A full copy of the EPC is available at www.epcregister.com

VIEWING

All arrangements to view the premises are strictly by prior arrangement through Wrather Property or via our joint agent Ari Eckstein at Landswood de Coy on 020 3763 1981.

CONTACT

Stephen Wrather, Wrather Property

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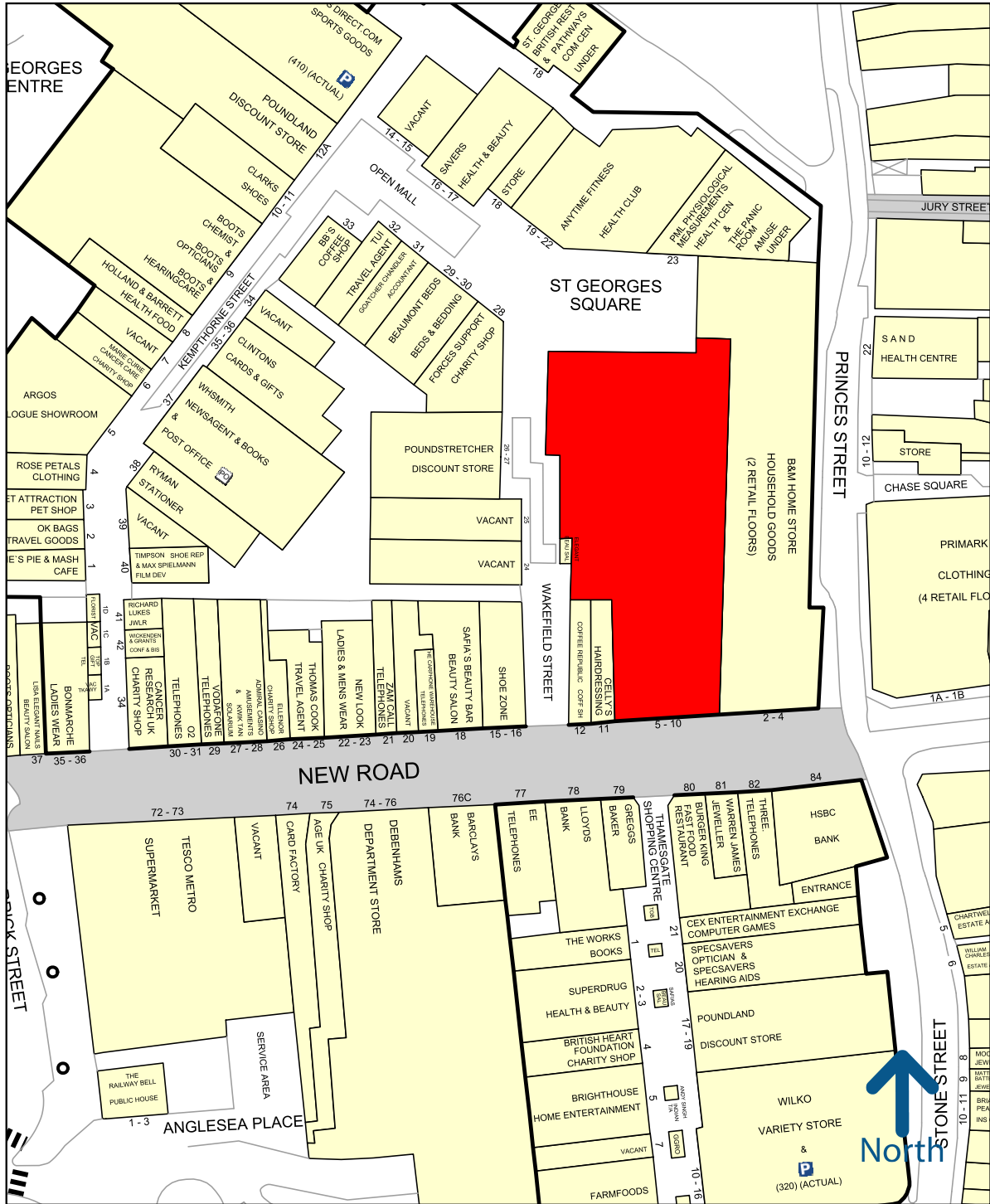
E Stephen@wratherproperty.com

SUBJECT TO CONTRACT

Feb 2020

Misrepresentation Act 1967

These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Interested parties must satisfy themselves by inspection or other means as to the correctness of these details.



Experian Goad Plan Created: 23/11/2018
Created By: Wrather Property Limited

