

**MSU TO LET
UNIT 10-16
THAMESGATE CENTRE
GRAVESEND**

Location

The Thamesgate Centre is located in the heart of the prime shopping area and includes the town's main car park and links the rail station on Clive Road to the traditional prime pitch in New Road.

The unit occupies a prominent position on the Clive Road entrance adjoining **Poundstretcher** and **opposite Farmfoods**. Other occupiers include **The Works, Superdrug, CeX, Specsavers, Greggs, Burger King and Lloyds Bank** – see street plan extract overleaf.

Accommodation

The unit comprises the following approximate floor areas:

Ground Floor Sales:	18,889 sq ft (1,754.88 sq m)
First Floor Ancillary:	5,114 sq ft (475.12 sq m)
Basement Ancillary	6,214 sq ft (577.29 sq m)

Lease

Subject to obtaining Vacant Possession (1 months notice), the property is available by way a new effectively full repairing and insuring lease for a term to be agreed.

Rental

Offers are invited exclusive of rates, service charge, insurance and VAT.

Service Charge & Insurance

Service Charge payable for the year 2024 is approximately £151,974 per annum & insurance of £16,045 plus VAT.

Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£123,000
Rates Payable (2024/2025)	£ 62,976

Planning Use

The premises currently fall within Class E (A1,A2, A3, D1,D2 uses). The Landlord will consider other Sui generis uses.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available upon request.

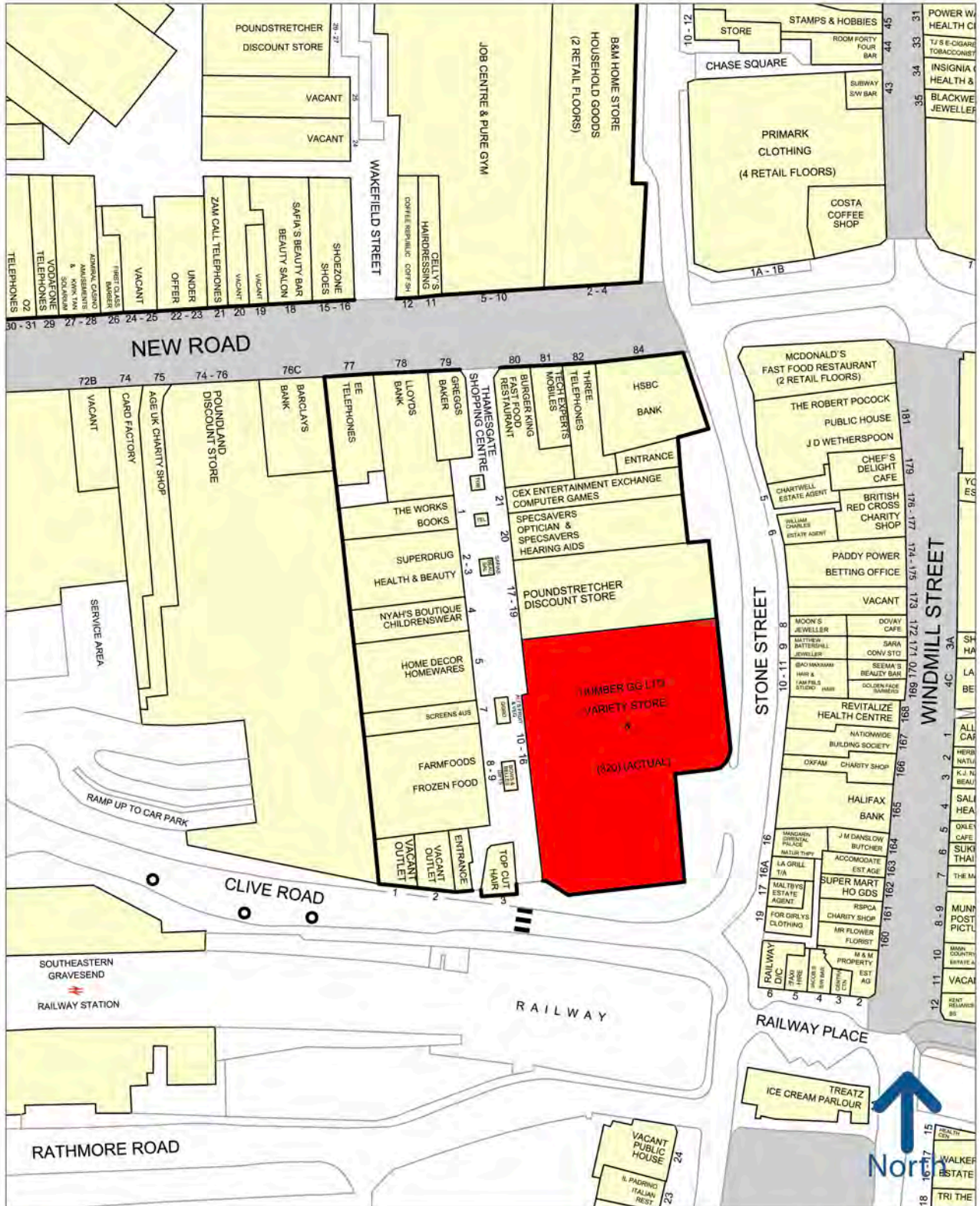
Viewing & Further information:

Strictly by prior appointment through sole agents
Jamieson Mills:

Contact: Richard Mills
Direct Dial: 07831 758755 / 020 3746 6883
Email: rjm@jamiesonmills.com

Subject to Contract & Without Prejudice





50 metres

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Experian Goad Plan Created: 06/01/2024
Created By: Jamieson Mills Ltd