

**SHOP TO LET IN PROMINENT LOCATION**

**NEXT DOOR TO PIZZA HUT AND CO OP WITH  
KFC, LLOYDS BANK AND TESCO EXPRESS CLOSE BY**

**APPROX 605 SQ.FT. (56.50 SQ.M)**

**12B PERRY STREET, NORTHFLEET, GRAVESEND,  
KENT DA11 8QX**



**Location**

Located on the west side of Perry Street between the junctions of All Saints Road and Victoria Road. Gravesend Town Centre is approximately 1.3 miles away.

Neighbouring occupiers including KFC, Pizza Hut, Tesco Express, Lloyds TSB and Co-op stores with a mixture of smaller independents trading along Perry Street and serving the local community.

**Accommodation**

Due to Phoenix Taxis relocating, a ground floor lock up shop unit has become available in such a prominent position on this busy road. Currently laid out as a taxi office with two further rear offices and corridor space, this could easily be knocked into an open plan retail area with one of the rooms at the rear being suitable for storage/stock.

Without a doubt this shop unit would suit many retailers.

Amenities include: air conditioning/heating, fluorescent lighting. Car parking spaces could be made available by negotiation.

**Accommodation**

Ground Floor Office/Retail Area	21.63sq.m.	232 sq.ft.
Office 1	9.58 sq.m.	103 sq.ft.
Office 2/Stock room	5.80 sq.m.	62 sq.ft.
Ancillary space	11.78 sq.m.	126 sq.ft.
Rear area	7.71 sq.m.	82 sq.ft.
<b>Total Approx Area</b>	<b>56.50 sq.m.</b>	<b>605 sq.ft.</b>

**Please note that all measurements are for the purposes of guidance only and should not be relied upon. Potential occupiers are recommended to have a measured survey undertaken prior to making any offer.**

**Tenure**

The premises are available on a new lease for terms to be agreed.

**Rent**

£9,000 per annum exclusive of rates, insurance and any service charge.

**Rates**

The rateable value for 2010 is £6,600 the current rates payable to March 2012 being £2,930.40p

**Rent Deposit**

Our client will require a rent deposit equivalent to one quarters rent.

**Legal Costs**

The ingoing tenant to be responsible for the landlords legal costs.

**Viewing**

Strictly by appointment through Horton Property Solutions on 01634 817222.

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

**Admirals Offices, The Historic Dockyard, Chatham, Kent ME4 4TZ**

**Tel: 01634 817222 Fax: 01634 849010 Mob: 07795 385479**

**[www.hortonproperty.co.uk](http://www.hortonproperty.co.uk)**

**email: [paula@hortonproperty.co.uk](mailto:paula@hortonproperty.co.uk)**