

# SMART4

REAL ESTATE CONSULTANCY



**Imperial Retail Park  
Gravesend  
London  
DA11 0QD**



## **RETAIL WAREHOUSE UNIT AVAILABLE AINon- Food PLANNING CONSENT**

### **Location**

Gravesend is located approximately 7 miles east of Dartford and 8½ miles north-west of Gillingham. Imperial Retail Park is situated fronting Thomas Way, approximately ½ mile west of Gravesend town centre.

Adjacent retailers include B&Q, Harveys, Carpetright, Lidl, 99p Stores, Pets at Home, Halfords and AMF Bowling .

### **Accommodation**

The premises comprise a purpose built retail warehouse designed over ground floor level only, with rear servicing, incorporating the following approximate gross internal area:-

Ground Floor GIA: 930 sq m (10,000 sq ft)

### **Tenure**

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease for a term of 25 years commencing 13th April 1993. The passing rental is £225,000 per annum exclusive.

### **Rates**

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £166,000 UBR (2017/2018): 47.9p Rates Payable: £79,514

### **Viewing**

For further information or to arrange an inspection please contact:

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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

# IMPERIAL RETAIL PARK, GRAVESEND, DA11 0QD

