

60 High Street Gravesend, Kent DA11 0DA

lot 82

Town Centre Retail Investment

- Let to Aurora Spa Health and Beauty Limited guaranteed by Practical Contract Solutions Limited
- Pedestrianised High Street location
- New 10 year lease from January 2016
- Nearby occupiers include Primark, JD Wetherspoon, McDonald's and Costa Coffee

Rent
£17,004 per
annum
exclusive



Location

Miles: 7 miles east of Dartford
26 miles east of Central London
Roads: A2, M2, M20, M25
Rail: Gravesend Railway Station
Air: London Gatwick Airport

Situation

The property is situated in the heart of the town centre on the western side of the pedestrianised High Street, close to its junction with Jury Street. St. George's Square Shopping Centre is located a short distance from the property and houses retailers including Sports Direct, Poundstretcher, Boots and WH Smith. Other nearby occupiers include Primark, JD Wetherspoon, McDonald's and Costa Coffee.

Description

The property comprises a ground floor shop with a basement providing ancillary accommodation, forming part of a larger building.

Tenure

Long Leasehold. Held from Town & Country Housing Group for a term of 300 years expiring on 31 May 2301 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground/Basement	Retail/Ancillary	135.64 sq m	(1,460 sq ft)	AURORA SPA HEALTH AND BEAUTY LIMITED (1)	10 years from 05/01/2016 on a full repairing and insuring lease	£17,004	05/01/2021 (04/01/2026)
Totals		135.64 sq m	(1,460 sq ft)			£17,004	

(1) The lease has been guaranteed by Practical Contract Solutions Limited.

For further details please contact:

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