

Lot 39, Heritage House, 79-80 High Street, Gravesend, Kent DA11 0BH

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Freehold Vacant Former Business Centre with Alternative Use Potential

www.acuitus.co.uk

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Property Information

Freehold Vacant Former Business Centre with Alternative Use Potential

- Two Town Centre Grade II Listed Freehold Buildings
- Former Business Centre with Alternative Use Potential (subject to consents)
- Pedestrianised Location In the Heritage Quarter
- Close to St Georges Shopping Centre & Public Car Parks
- Near to The Pier and a variety of Specialist Retailers

Lot

39

Auction

31/Mar/2022

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Instructions of Receivers

Location

- Miles** 7 miles east of Dartford, 15 miles north of Maidstone, 26 miles east of Central London
- Roads** A2, M2, M20, M25
- Rail** Gravesend Railway Station
- Air** London Gatwick Airport

Situation

Gravesend is situated on the Thames Estuary, some 7 miles east of Dartford and 26 miles south-east of Central London. The town enjoys good road communications being on the A2/M2, linking to the M25 some 6 miles to the west. The property is situated in the town centre on the west side of High Street close to its junction with West Street. St Georges Shopping Centre and a number of public car parks are close by. Occupiers on High Street include Costa Coffee, Subway and a variety of specialist retailers.

Tenure

Freehold.

Description

This Grade II Listed property of 2 buildings provides accommodation over four floors with retail/ office to the ground floor and office suites on the first, second and third floors. In addition there is a self-contained studio/ office providing ground floor accommodation to the rear which is accessed across a courtyard.

VAT

VAT is not applicable to this lot.

Planning

The property may have residential or alternative use potential, subject to obtaining all the necessary consents. All enquires should be referred to Gravesend Borough Council - www.gravesham.gov.uk - 01474 337000

Note

(1) This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Completion Period

6 week completion

DISCLAIMER

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Tenancy & Accommodation

Building	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession (1)
79 High Street	Ground First Second Third	Retail/Office Office Office Office	29.77 sq m 29.04 sq m 29.04 sq m 10.36 sq m	(320 sq ft) (313 sq ft) (313 sq ft) (111 sq ft)	Vacant
80 High Street	Ground First Second Third	Retail/Office Office Office Office	28.43 sq m 27.31 sq m 27.31 sq m 08.46 sq m	(306 sq ft) (294 sq ft) (294 sq ft) (91 sq ft)	Vacant
Rear of 79/80 High Street	Ground	Studio/Office	15.71 sq m	(169 sq ft)	Vacant
Total			205.43 sq m	(2,211 sq ft)	

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