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SUBSTANTIAL TOWN CENTRE RETAIL / LEISURE OPPORTUNITY – APPROXIMATELY 23,000 SQ.FT TO LET
ESCALATOR ACCESS DIRECTLY ADJACENT TO BUSY TESCO METRO STORE

1ST & 2ND FLOORS, 72/73 NEW ROAD
GRAVESEND DA11 0AF

bf.
brasier freeth

72-73 NEW ROAD GRAVESEND

DA11 0AF

LOCATION

Gravesend is an established North Kent town benefiting from excellent connections to London and the wider South East. The town is benefiting from ongoing regeneration and public realm investment, including improvements around Gravesend station and the wider town centre, together with substantial residential growth across the borough.

Prominent town centre position on New Road, directly adjacent to Tesco Metro and Card Factory. Gravesend railway station is immediately to the rear, together with the Thamesgate Shopping Centre car park. See Goad plan attached.

DESCRIPTION

Substantial premises formerly used as retail showroom, arranged principally over two upper floors, with a dedicated ground floor entrance directly from New Road. The entrance lobby incorporates two escalators providing direct access to the main former sales floor.

The principal floor provides a large, predominantly open plan former retail sales area, with a further substantial ancillary floor above. The premises are considered suitable for a range of retail, fitness, leisure and destination uses, subject to the necessary consents.

Retail Opportunity
TO LET



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ACCOMMODATION

The premises comprise the following approximate floor areas:

Floor	Size Sq.m	Size Sq.ft
Ground floor Lobby	37.16	400
Main former sales floor	1,233.60	13,278
Upper ancillary floor	891.41	9,595
TOTAL	2,162.17	23,273

TERMS

Available by way of a new EFRI lease for a term to be agreed, with 5 yearly upward only rent reviews, to be contracted outside the security of tenure provisions of the L&T Act 1954.

RENT

The quoting rent is £95,000 per annum exclusive.



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SERVICE CHARGE

A fixed service charge of £1.00 psf pa will be payable in respect of the landlord's expenditure on the building/common areas, subject to annual CPI uplifts.

EPC

An EPC has been commissioned and is awaited.

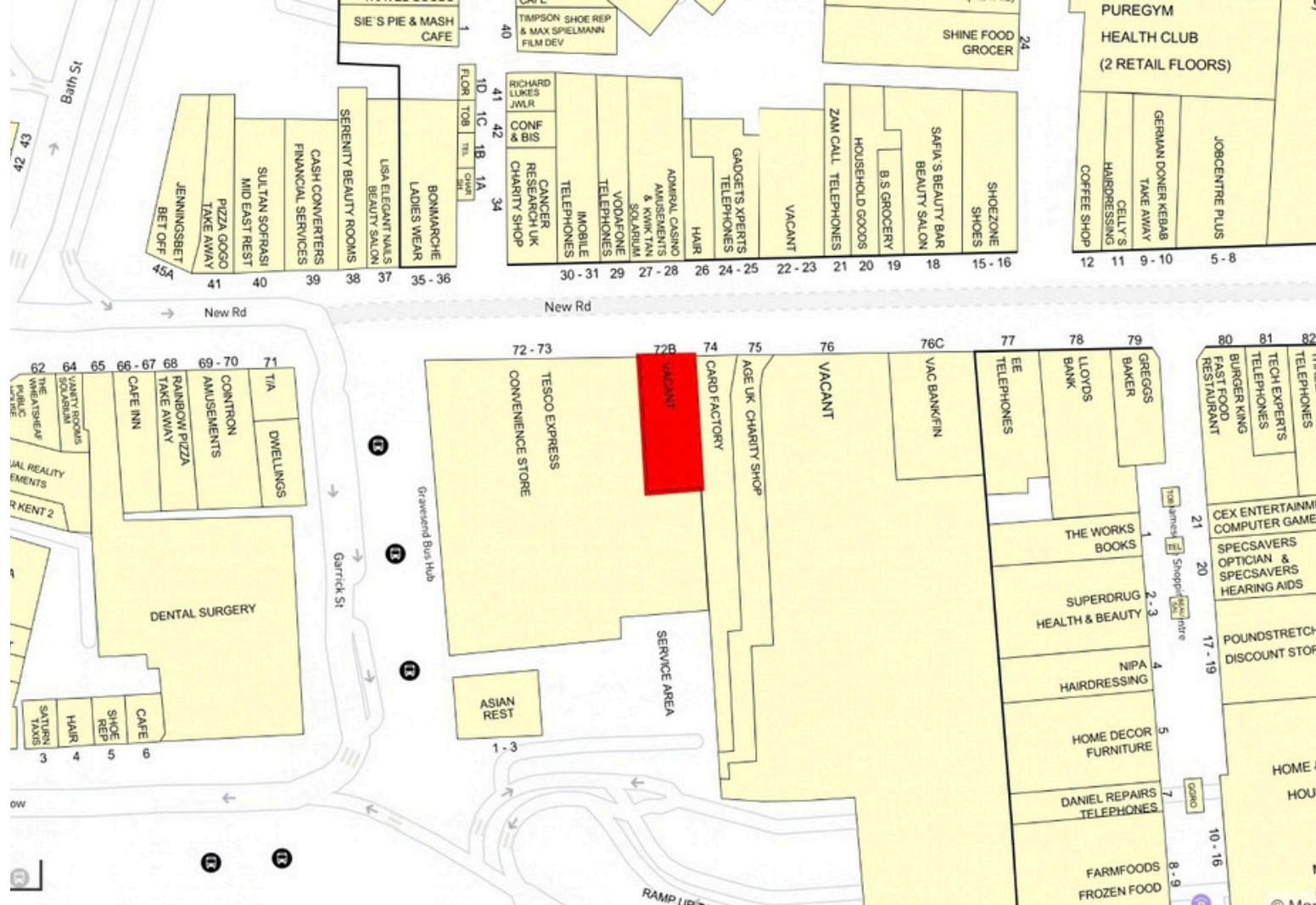
BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £86,500

For rates payable please refer to the Local Charging Authority, Gravesham Borough Council - 01474 337000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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