



GROUND FLOOR RETAIL UNITS FOR SALE

4,673 Sq Ft (434.12 Sq M)

LONG LEASEHOLD

**GROUND FLOOR RETAIL UNITS, CABLE WHARF, HENLEY APPROACH,
NORTHFLEET, GRAVESEND, KENT DA11 9AA**

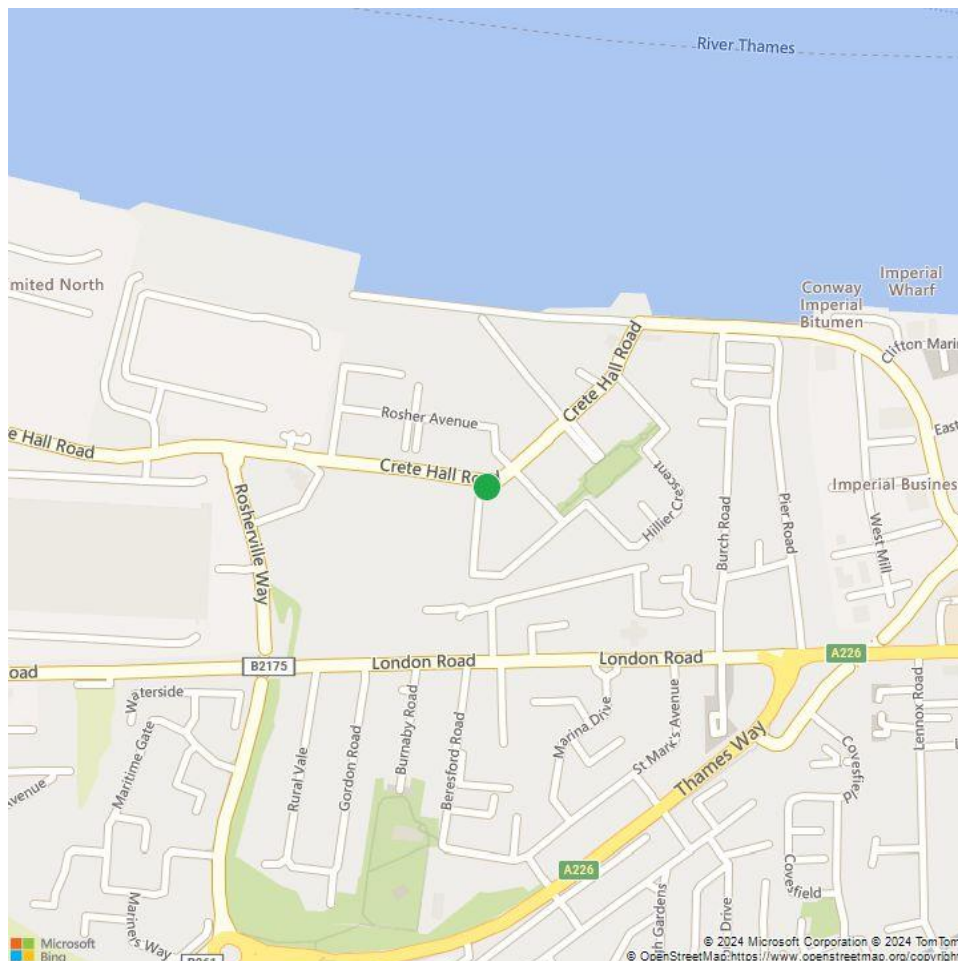
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

Gravesend is situated approximately 22 miles East of Central London and the property is located on the river bank of the River Thames. Local road connections are vast with the M25 only a 10 minute drive away, as well as the A2 connecting up to other major road networks just 5 minutes from the location of the premises. Ebbsfleet International train station is a 7 minute drive away, and there are 14 Nursery, Primary and Community Schools less than a 15 minute drive away. C2 Bus service now available through the development.



DESCRIPTION:

The premises provides a large ground floor retail area, which has been split into 2 units, within the new Cable Wharf residential development. Cable Wharf is located on the banks of the River Thames between Northfleet and Gravesend. This units have views and terrace out to a community area fronting the river. There is rear access for loading and parking and the units are fitted to a shell standard.

ACCOMMODATION:

Unit 1:	1,959 sq ft	(182 sq m)
Unit 2:	2,383 sq ft	(221.4 sq m)

TERMS:

FOR SALE on the basis of a long leasehold interest.

PRICE:

Unit 1:	£495,000 for the long leasehold interest
Unit 2:	£525,000 for the long leasehold interest

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LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Awaited.

EPC:

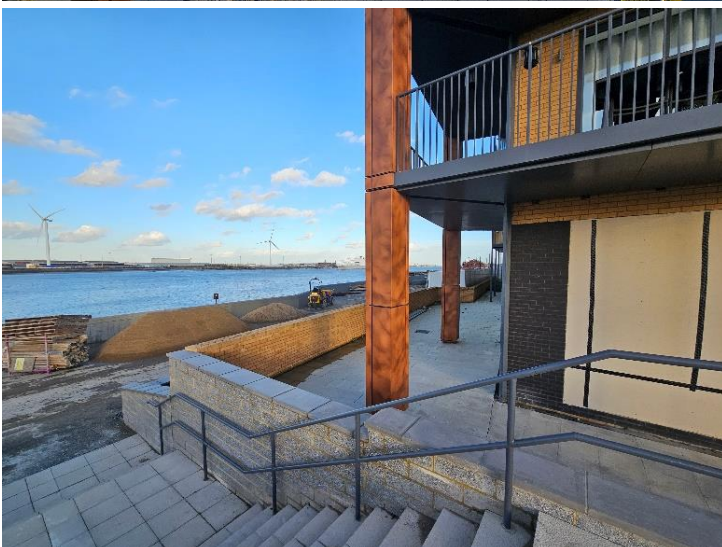
The Energy Performance Asset Rating for this property is awaited

VIEWING:

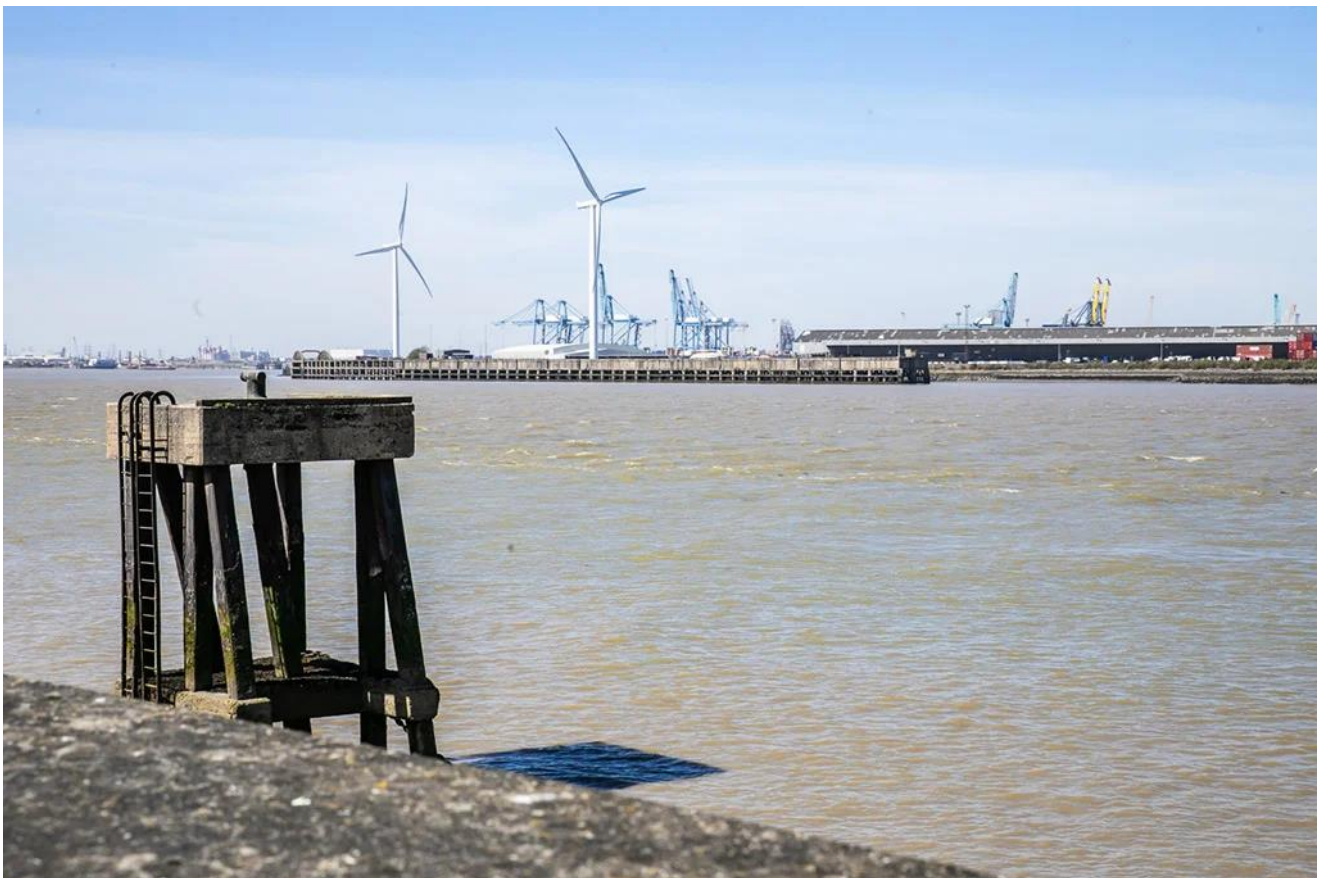
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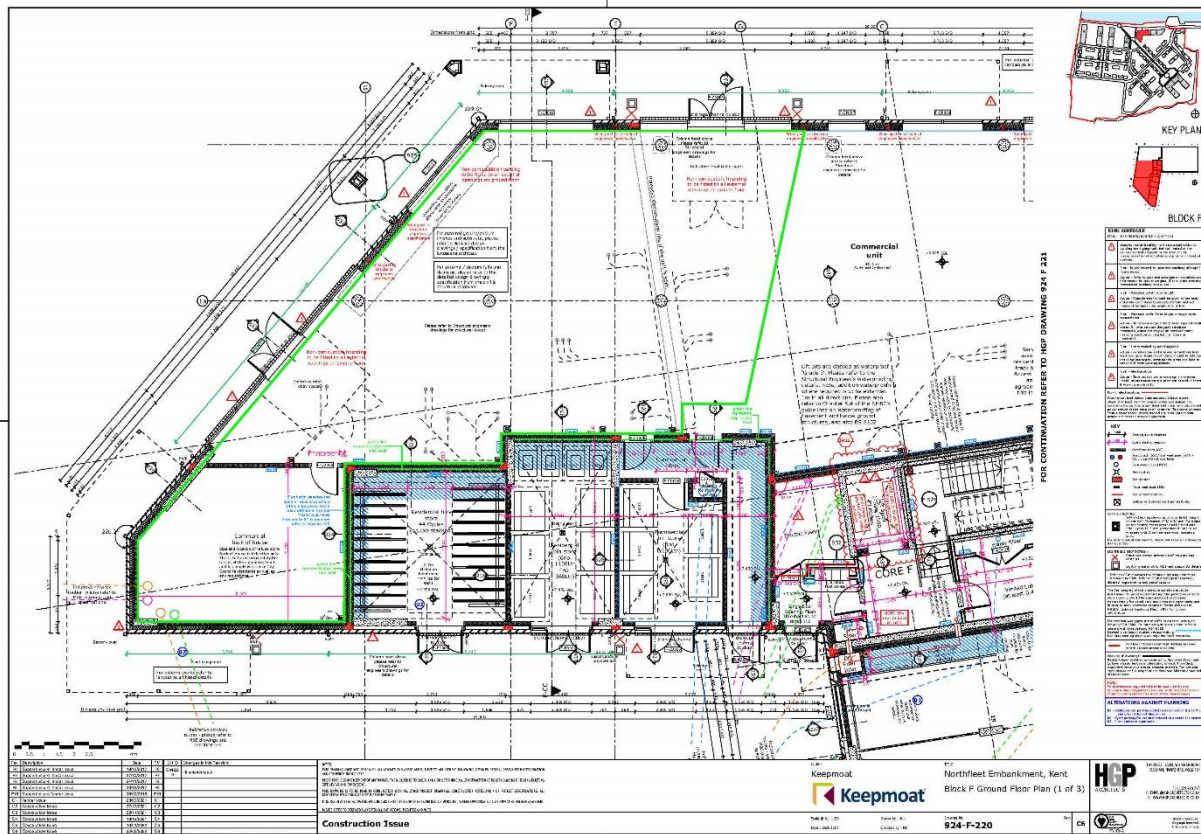


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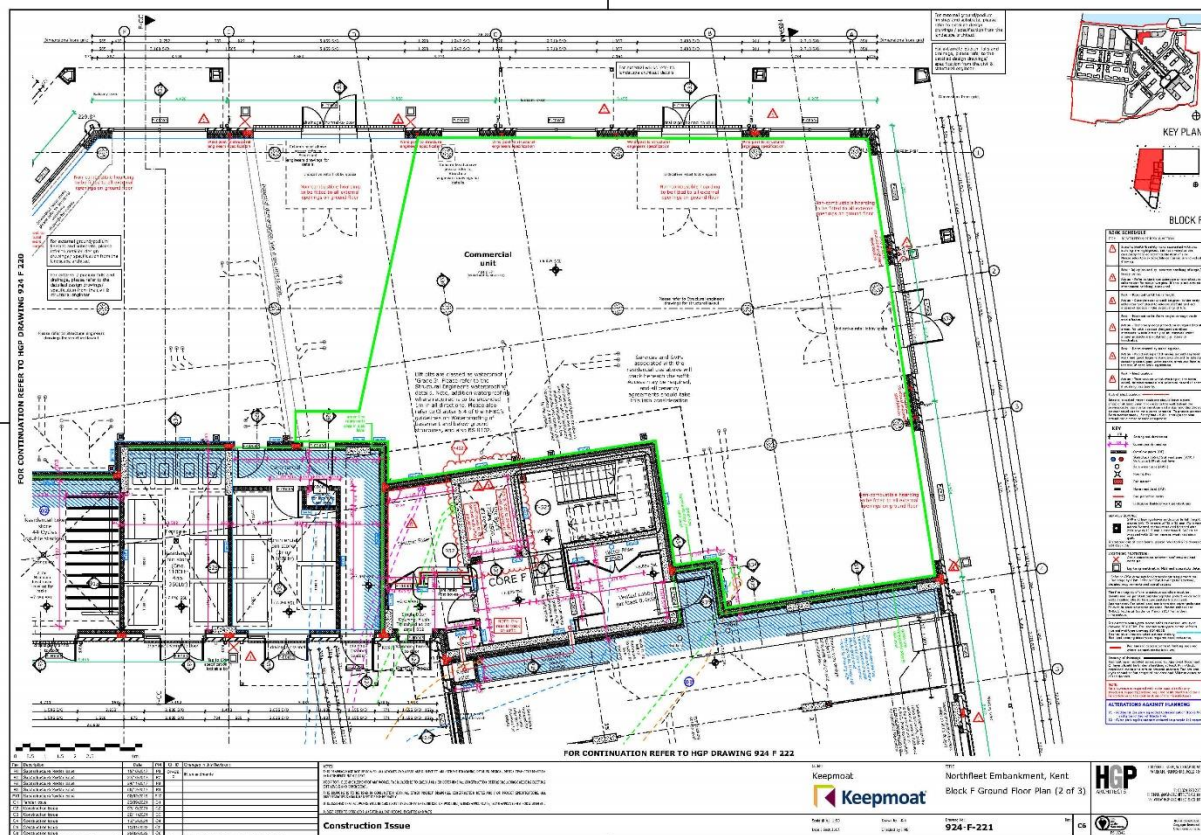
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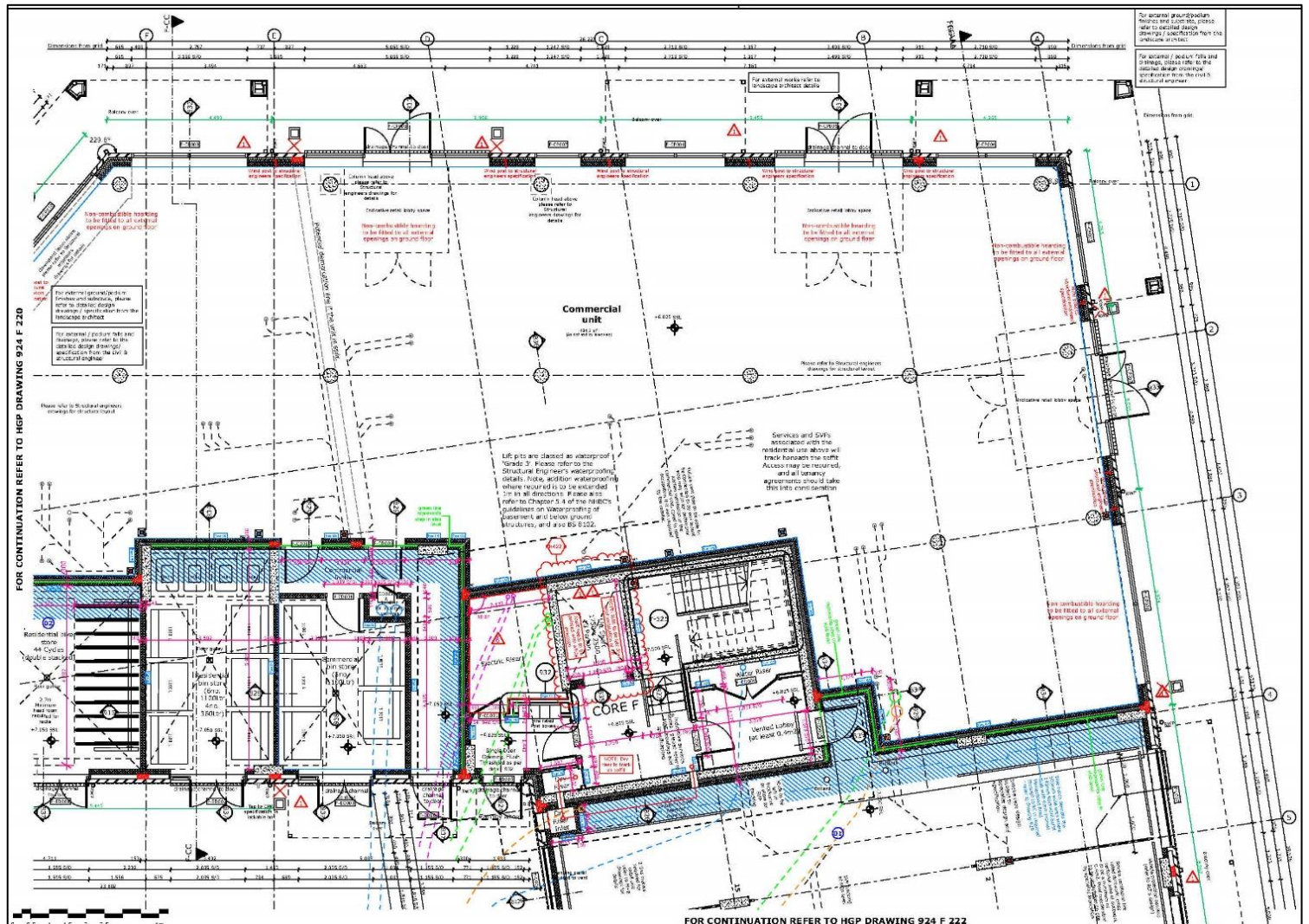
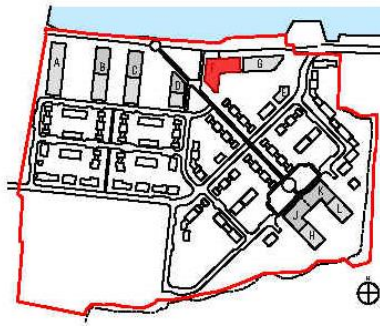


Unit 1 (1,959 sq ft):



Unit 2 (2,383 sq ft):





PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
- 5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.
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