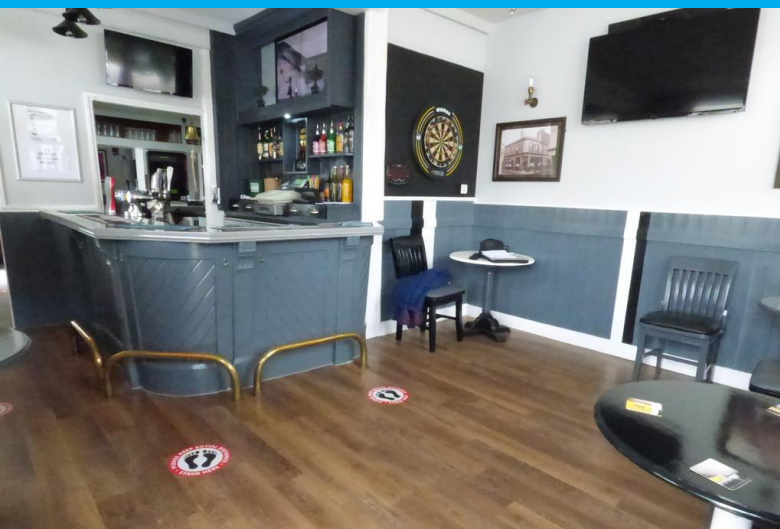




The Peacock Public House, Peacock Street,
Gravesend, Kent, DA12 1EG

Freehold: £550,000

EPC Rating 'TBC'

- Large Public House For Sale
- 4 Bedroom Self Contained Flat Above
- Redevelopment Potential (STUPP)
- Town Centre Location



Sealeys

FREEHOLD
£550,000

LOCATION DESCRIPTION

The Peacock Public House is set in the town centre of Gravesend just off of its one-way system. Gravesend Station is just 0.4 miles away with its link to London St Pancras (journey time around 24 minutes). The A2/M2 is located around 2.1 miles to the south, linking to the M25 and Dartford River Crossing.

PROPERTY DESCRIPTION

Ground Floor: A large extended public bar with dancefloor, a saloon bar and ladies and gents WC. Pub cellar to basement. Entrance from Peacock Street to upper residential parts.
First Floor: Kitchen-diner, hallway and lounge opening onto roof terrace.
Second Floor: 4 x double sized bedrooms/shower room.

EXTERIOR DESCRIPTION

There is a small beer garden enclosure to Peacock Street.

CURRENT CLASS OF BUSINESS USE

Current class of business use is A4 Drinking Establishment as of 1st September 2020 this use class will change to Sui Generis use. Interested parties are advised to seek clarification of permitted use from the local authority.

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £19,500 per annum as at July 2020 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham Borough Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or proportion of this payable amount.



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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.



OFFICE
184 Parrock Street
Gravesend
Kent
DA12 1EN

T: (01474) 369368
E: commercial@sealeys.co.uk
W: www.sealeys.co.uk

