



GRAVESEND · KENT DAI I

Formerly the Adult Education Centre, this landmark property occupies a prominent position on Darnley Road at the corner of St James's Road, just moments from Gravesend Mainline Station, Gravesend town centre, local shopping facilities and Gravesham Community Hospital.

Originally constructed in 1893 as Gravesend Grammar School, this substantial Victorian building extends to approximately 24,149 sq ft, together with 2,098 sq ft of outbuildings, providing a total gross internal area of approximately 24,995 sq ft. At a guide price of £2.5 million, this equates to approximately £95 per sq ft. The site area is 19.275 sq ft (1791.39m).

The property retains a wealth of outstanding period architectural features and offers exceptional potential for a variety of uses, subject to the necessary planning consents. Opportunities may include conversion to high-quality residential accommodation, a prestigious office headquarters, educational or community use, or a mixed-use redevelopment.

There is an unconverted loft that could add additional space.

Annual business rates (before any reliefs): £42,240 TBC

Rental Price **£190,000** Per annum Leasehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.





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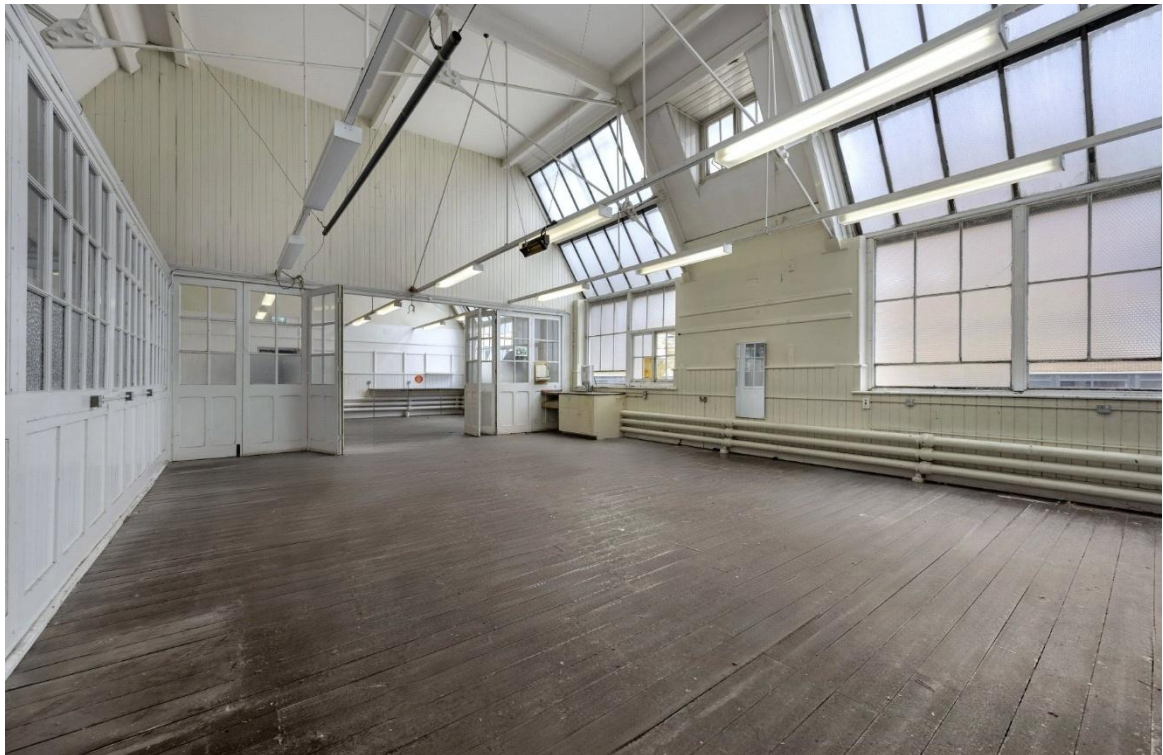
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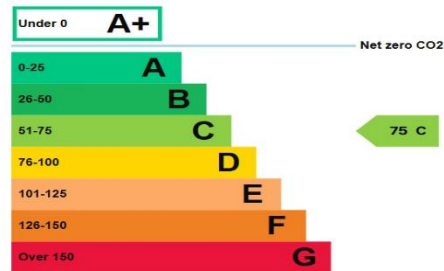


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Score	Operational rating	This building	Typical
0-25	A	69 C	100 ...
26-50	B		
51-75	C		
76-100	D		
101-125	E		
126-150	F		
150+	G		

Energy rating and score

This property's energy rating is C.

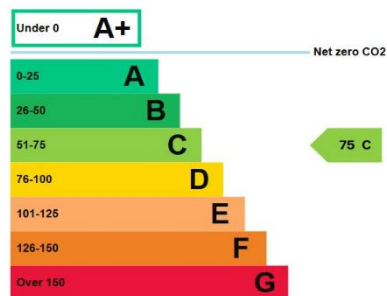


Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.





First Floor



Former Adult, Education Centre,
Darnley Road,
Gravesend, Kent, DA11 0RX

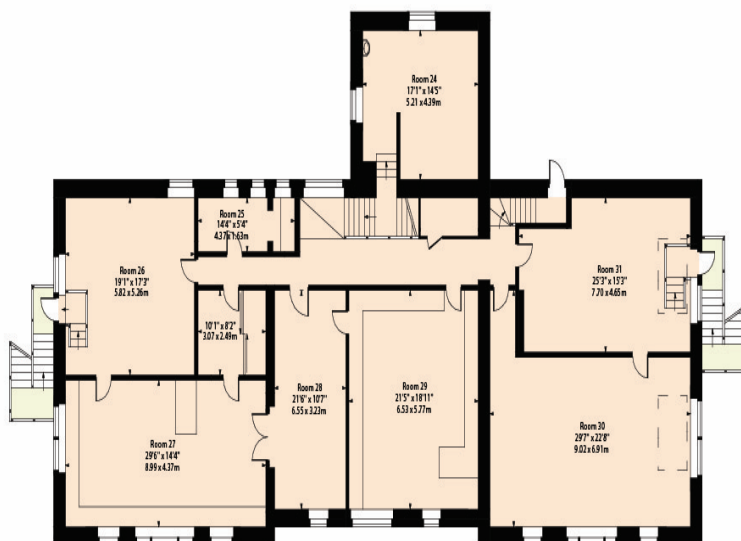
Approx Gross Internal Area Including Mezzanine 24149 Sq Ft - 2243.51 Sq M

(Excluding Outbuildings & Void)

Approx Floor Area Of Outbuildings 2098 Sq Ft - 194.91 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.epkandplans.com Ref: No. 54786

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lease should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

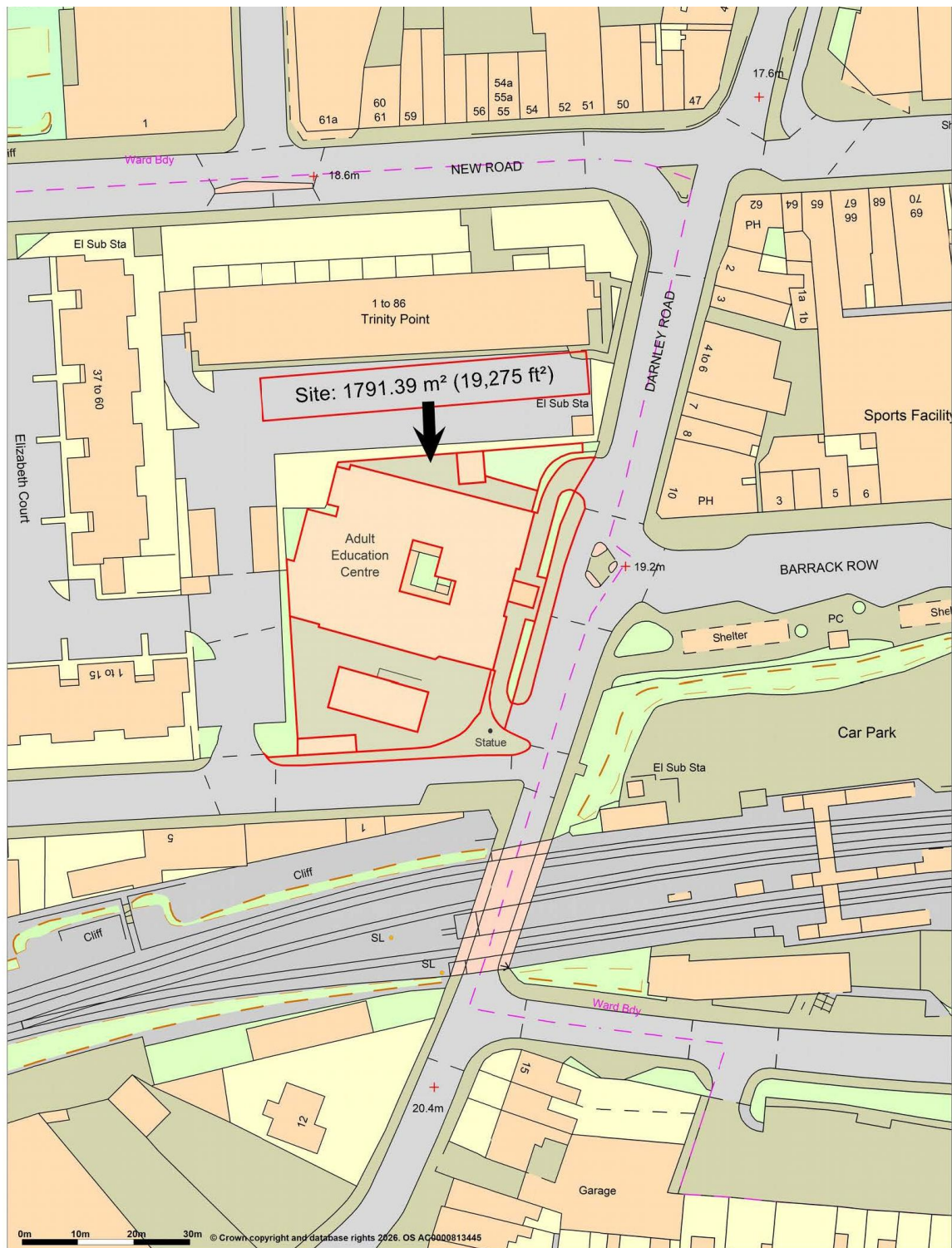


Second Floor



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Promap
 LANDMARK INFORMATION

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