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LYONS

Gravesend Borough Market
Gravesend, Kent
DA11 0AZ



Leasehold opportunity would suit a variety of uses

Summary

- Located in the heart of Gravesend
- Substantial Area
- Would suit a variety of uses
- £1.5 million invested to the market site
- Food hall opportunity
- Substantial residential development opposite, circa 400 units
- Rental offers invited.



The Property

Gravesend Borough Market Hall, was first established on this spot around 1268 under a charter granted by King Henry III.

It has seen various changes through to today, where in 2026, it stands as one of the UK's oldest surviving market buildings, beautifully restored ten years ago with a £1.5 million grant from the Coastal Communities Fund.

Floor Areas

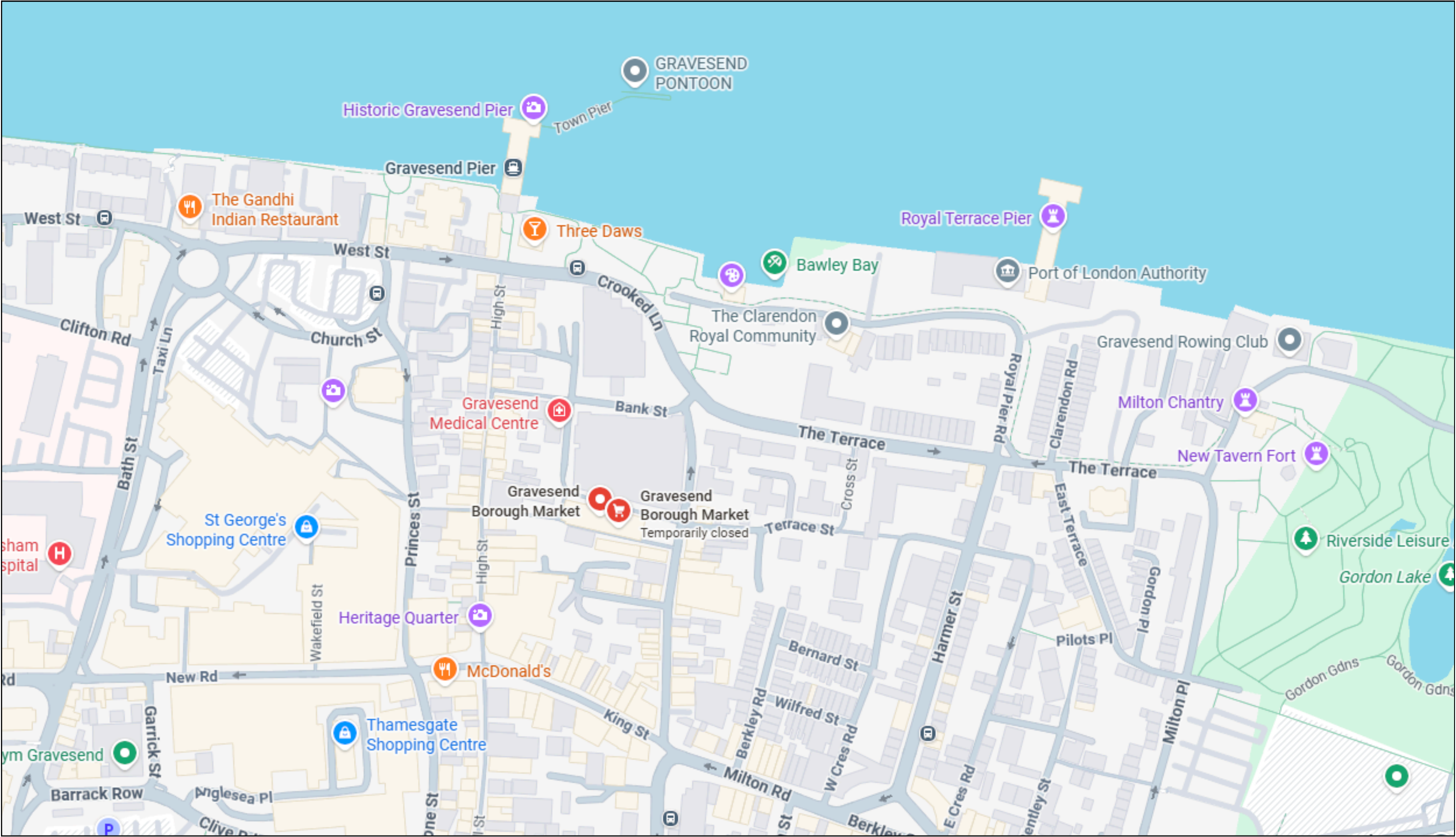
Ground Floor Total GIA	10,656 sq ft	990 sq m
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Location

The building is located in the heart of Gravesend. Gravesend has a rich history, with landmarks such as the Town Pier, which is the world's oldest cast-iron pier. The town has connections to famous historical figures, including Pocahontas, who visited Gravesend in the 17th Century.

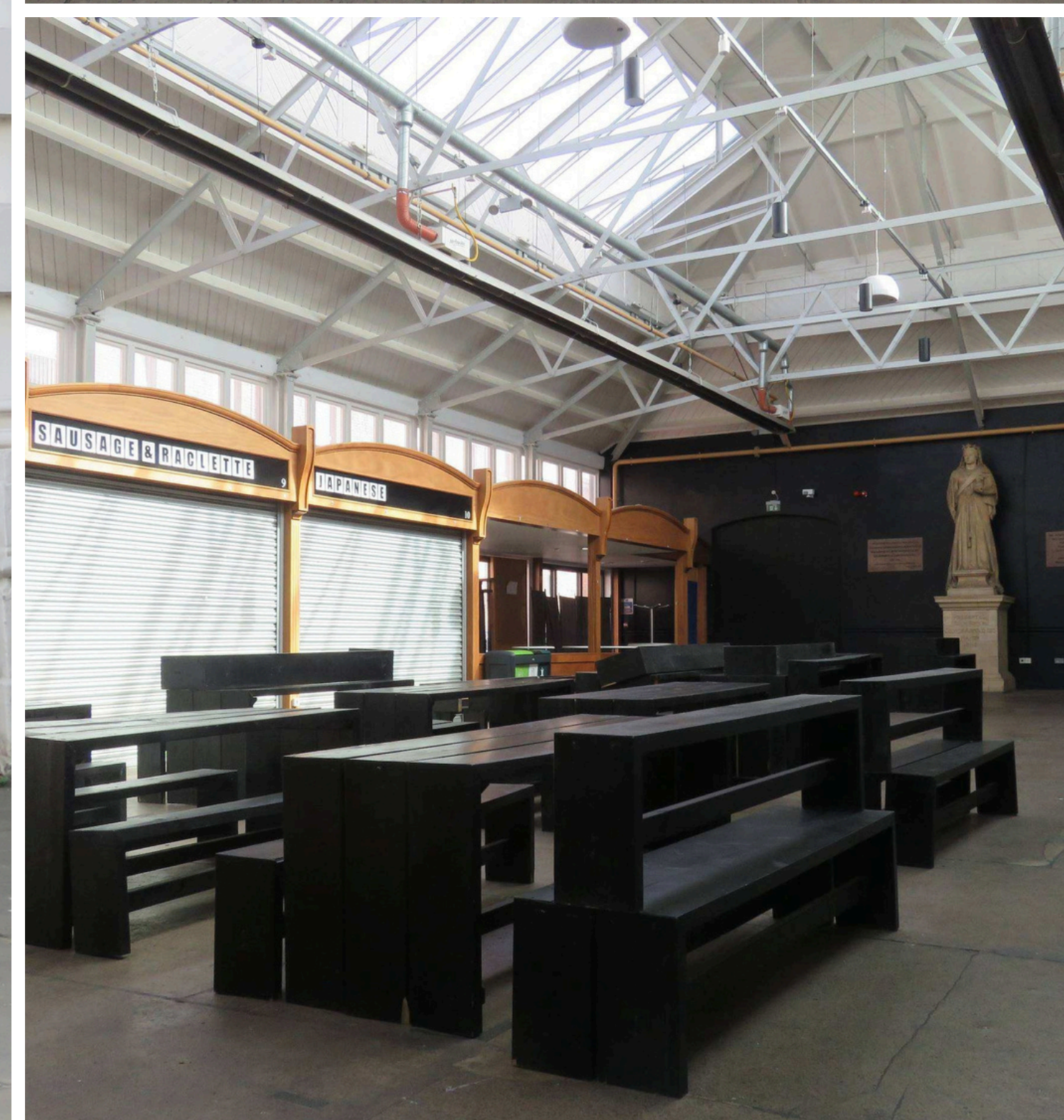
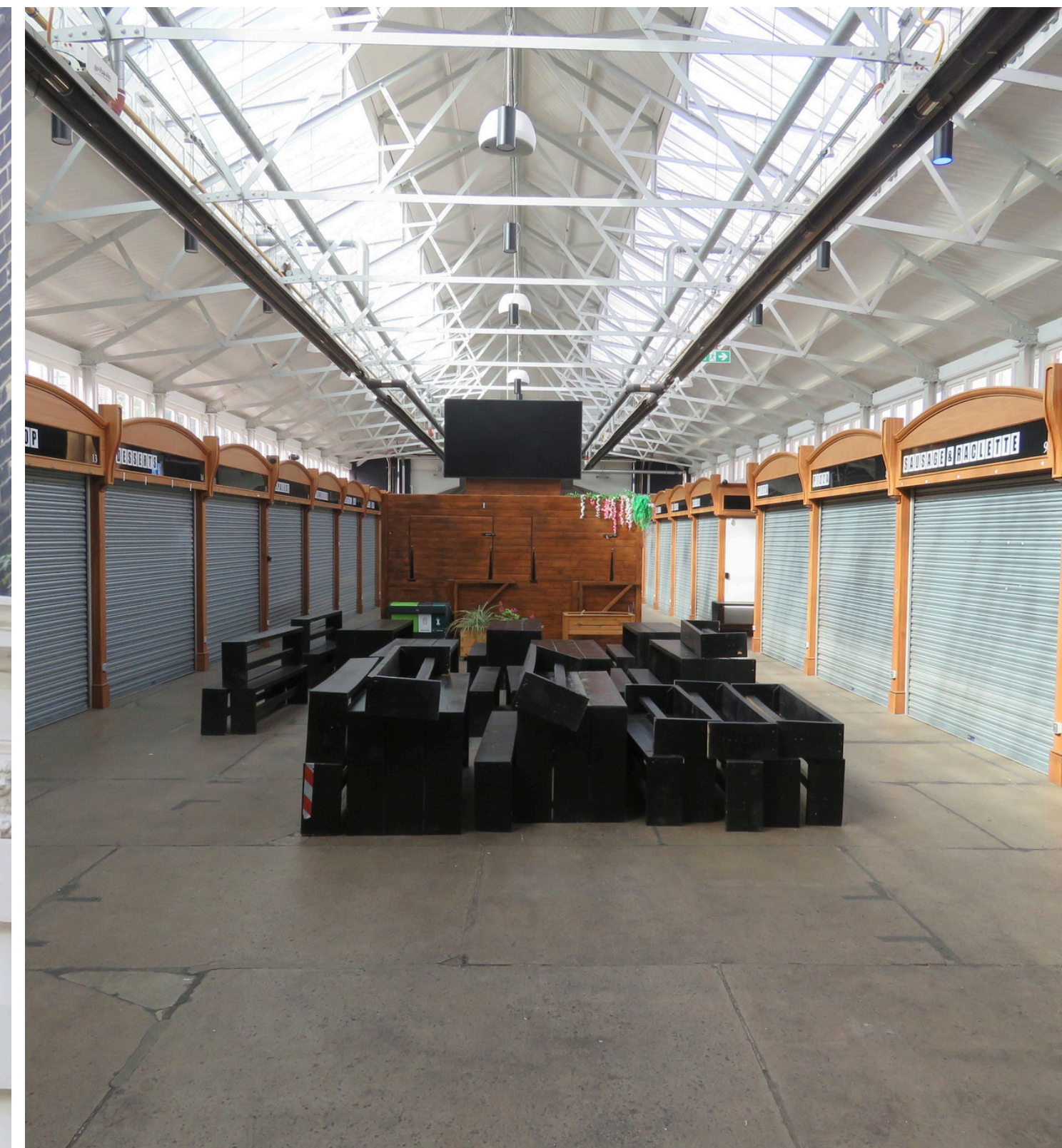
The DA11 area is well-connected by road with the A2 and M25 motorways nearby. The town has a railway station providing train services to London and other destinations. Currently there is no ferry service operating from Gravesend to Tilbury.



The High Street location benefits from plenty of local and corporate operators around B&M, Boots, Tesco Metro, Primark, Costa, McDonalds, Burger King and Starbucks.

Gravesend rail station is a short walk away (0.1 mile) away, and Ebbsfleet International is 4.7 miles away (17 minutes drive) and delivers you to London St Pancras in 17 minutes. Darent Valley Hospital is 7.6 miles away, 23 minutes drive.

A number of neighbouring regeneration projects are currently being finalised, including the Charter; a build to rent scheme with 24-hour concierge, and over 100 new parking spaces for the town centre. There is also the neighbouring St Andrews Gardens regeneration project, nearing completion, and the Gate-to-Gate regeneration scheme, being developed, which includes public realm improvements to King Street and New Road.



Tenure

Leasehold opportunity. The property is available by way of a new lease, subject to five yearly rent reviews, contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act Part II (as amended).

Whilst the market building would be suitable for a number of leisure, retail and commercial uses, there is an expectation that any proposals should include an element of public access. The extent to which the public will be able to enjoy the space will be taken into consideration when assessing rent offers.

There is also the potential to apply for a pavement licence for the adjacent public spaces at Market Alley and in the town hall undercroft, suiting the site well for inside and outside dining in a unique, historic setting.

Rent

Rental Offers Invited.

Planning

The property is located in the Borough of Gravesham. The property is not listed.

Use

The units can be used as a number of use classes under the Town and Country Planning (Use Classes) Order 1987.

EPC

A copy of the EPC is available upon request.

Leasehold Terms

A free of tie lease. All offers invited.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £17,750 as at 1 April 2026. Confirmation of actual rates payable should be obtained from the Local Authority.

Contacts

Viewings strictly by prior appointment with sole agents Davis Coffe Lyons.



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