

LARGE SHOP PREMISES TO LET

APPROXIMATELY 115.98 SQ.M. (1,246 SQ.FT.)

86 HIGH STREET, CHATHAM, KENT



Location

Chatham is the largest town within the Medway Towns and lies adjacent to the A2, some four miles north of junction 2 of the M2 motorway and approximately eight miles north of Maidstone.

The town is currently going through a major regeneration programme with improvements being made to the town centre, including the re-siting of the bus station and the waterfront areas as well as improvements to the road infrastructure.

The shop is situated on the periphery of the pedestrianised section of Chatham High Street and has a mixture of foot flow and passing traffic travelling between Rochester and Chatham.

Neighbouring occupiers are mainly local traders including Kubus, Best Network Recruitment, Kingsley Smith Solicitors, Newcombes (Mens Outfitters), Hekkle hair, Co-op Funeral Service and various restaurants/takeaways.

Description

This large shop unit was previously used for many years as a Dance School but could work well for retail with the amount of space available. Currently laid out as a main retail area with a further area behind, which could be removed to open up and create a larger retail space. To the rear is further room with fire exit, plus a kitchen area and two WCs.

Accommodation

Ground Floor Front Retail	52.10 sq.m.	560 sq.ft.
Rear area (could be retail)	44.56 sq.m.	479 sq.ft.
Rear Office/stock room/ancillary	19.32 sq.m.	207 s.qft.
Corridors		
Kitchen Area		
2 WC's		
TOTAL APPROX AREA	115.98 SQ.M.	1246 SQ.FT.

Please note that all measurements are for the purposes of guidance only and should not be relied upon. Potential occupiers are recommended to have a measured survey undertaken prior to making any offer.

Tenure

A new FRI lease on terms by negotiation.

Rent

Offers in the region of £13,000 per annum exclusive of rates and service charge.

Rent Deposit

Our client will require a rent deposit equivalent to one quarters rent.

Rates

Enquiries should be made directly to Medway Council on 01634 333333.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment through Horton Property Solutions on 01634 817222.

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

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