

**RESTAURANT/TAKE-AWAY TO LET
APPROX 750 SQ.FT. (69 SQ.M)**

PLUS LARGE BASEMENT & STAFF ACCOMMODATION

91 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, the railway station and the waterfront areas including the recent demolition of the flyover and the current works to re-site the bus station.

This unit is situated on the northern side of the High Street, next door to Penguins and Premier Dental and close to the junction with Medway Street. There is a variety of traders close by including Hekkle hairdressers, Cosmo Restaurant, Employ Medway, RPC Estate Agent, Scope, Best Nails and the Tanning Shop.

Accommodation

There is a large ground floor retail area which is currently set out as a seating area to the front (with tables and chairs) and an open plan kitchen to the rear with a variety of equipment including a cooker, hot plate, fryer, fryer rack, rotisserie, 2 extraction hoods, industrial sink, various stainless steel shelving, separate cold room and two freezers. . There are also 3 monitors which we assume are linked to a computer to take telephone orders and a small service lift. Please note that the equipment has not been tested.

The basement is large with a 4 rooms plus W.C. and shower room. There is also rear access to Medway Street which provides easy delivery access. With so much space available in the basement it would be possible to move the kitchens downstairs and create a larger restaurant on the ground floor.

This property also benefits from accommodation available over the first and second floors with its own entrance from Medway Street. This comprises of 4 rooms plus kitchen and bathroom on the first floor and a further 3 rooms on the second floor making this excellent space for staff accommodation.

Ground Floor Restaurant/Kitchen	69 sq.m.	751 sq.ft.
W.C. on ground floor		
Basement Storage/Rooms	84 sq.m	904 sq.ft.
W.C. & Shower Room in basement		
First Floor Accommodation (not measured)		
Second Floor Accommodation (not measured)		
Total Area	153 sq.m.	1,655 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

The premises are subject to the assignment of an existing lease with 9 years remaining, subject to 5 yearly rent reviews, the next being in 2013.

Rent

£16,000 per annum exclusive of rates, insurance and service charge for the whole building.

ServiceCharge

We believe a figure of £3,000 per annum is charged as service charge for the building.

Premium

Offers invited for the benefit of the kitchen equipment currently in the premises.

Rent Deposit

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

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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