

17 CORPORATION STREET, ROCHESTER, KENT
WORKSHOP/OFFICE/STORAGE SPACE
AVAILABLE TO LET



Location

Rochester is situated within the Medway Towns and lies adjacent to Strood and Chatham within this historic City. There is a good mix of shops, bars and restaurants along the High Street which serves the tourists and visitors to the area as well as the needs of the residential and business communities.

These premises are situated to the rear of the High Street at the eastern end and has shared access via Corporation Street with parking.

Description

This self contained building would suit many businesses looking for their own identity rather than sharing with other firms. This could be used as office/workshop space etc, subject to the necessary planning consents. and is over two floors which is mainly open plan. There is a kitchen and W.C. on the first floor and the property also benefits from 2 car parking spaces.

Accommodation

Ground Floor	51.7 sq.m.	556 sq.ft.
First Floor	52.4 sq.m.	564 sq.ft.
Kitchen		
W.C.		
2 parking spaces		

TOTAL APPROX AREA 104.1 SQ.M. 1,120 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 will be available on terms to be agreed.

Rent

£6,750 per annum exclusive of rates and any service charge.

Rates

The current rateable value is £4,050 with the current rates payable based on the 2011/2012 multiplier of 43.3p being £1,753.65. Small businesses can apply for Small Business Rates Relief and should contact Medway Council.

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.

**Admirals Offices, The Historic Dockyard, Chatham, Kent ME4 4TZ
Tel: 01634 817222 Fax: 01634 849010**