

**RARELY AVAILABLE – SHOP TO LET IN WIGMORE**

**APPROX 371 SQ FT. (35.51 SQ.M.)**

**44 HOATH LANE, WIGMORE, KENT ME8 0SW**



**Location**

The property is situated at the junction of Hoath Lane and Woodside in the affluent suburb known as Wigmore, being close to Hempstead and Rainham and is made up of a predominantly residential area.

Neighbouring occupiers in the parade are Woodside Estates, the Newsagents, Raj Rani Indian Takeaway and Wigmore Fish Bar, with Body & Sol beauty salon, Sherlodge Car Showroom and Harvest Garage close by.

There is also a mixture of small businesses within a courtyard development very close to the parade. This shop would suit any small retailer or hairdresser/beauty use. Alternatively (subject to planning) any estate agency or financial use.

## **Description**

Comprising of a lock up shop previously used as a hairdressers, this is in good condition and therefore making it easy for someone to set up and start trading with the minimum of work. The layout is currently front retail area, middle room (which could be opened up to make the main retail area bigger), with a kitchen to the rear. There is shared rear access from the side leading to an external W.C.

The unit benefits from central heating (not tested), tiled floors, both fluorescent and spot lighting.

## **Accommodation**

Retail Front area	20.97 sq.m.	225 sq.ft.
Separate Room	8.89 sq.m.	95 sq.ft.
Kitchen	5.65 sq.m.	51 sq.ft.
WC		
<b>TOTAL APPROX AREA</b>	<b>35.51 SQ.M.</b>	<b>371 SQ.FT.</b>

**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**

Available on a new full repairing and insuring lease at terms to be agreed.

## **Rent**

£9,000 per annum exclusive of rates.

## **Rent Deposit**

Our client will require a rental deposit.

## **Rates**

The rateable value for the premises is £2,600 with the current rates payable being £1,128.40 based on the 2011/2011 multiplier of 43.4p in the £. Medway Council participate in the Small Business Rate Relief scheme and should be contacted on 01634 333333 for further information.

## **Legal Costs**

The ingoing tenant is to be responsible for both parties legal costs.

## **Viewing**

Strictly by appointment through Horton Property Solutions Limited on 01634 817222. Admirals Offices, The Historic Dockyard, Chatham, Kent ME4 4TZ

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**

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