

# TO LET

## Retail Unit with Storage.

Sales Area: 303 sq ft (28.16 sq m)

First Floor: 431 sq ft (40.1 sq m)

Total: 734 sq ft (68.26 sq m)

**5 Tolgate Lane, Strood, Kent ME2 4TG**



### LOCATION

Situated on Tolgate Lane, a pedestrian thoroughfare leading from the High Street to Commercial Road car park.



## DESCRIPTION:

The property is mid terrace with an open plan ground floor with a stairway at the rear. There is also 3 rooms and a w.c. at first floor level which could be used as storage, offices or treatment rooms for example.

The property has previously been used by a retro comic sales shop and also as a chiropodist and would suit a whole range of uses including retail, photographers studio etc.

## ACCOMMODATION:

All areas Net Internal and approximate.

Sales Area: 303 sq ft (28.16 sq m)

First Floor: 431 sq ft (40.1 sq m)

Total: 734 sq ft (68.26 sq m)

## SERVICES:

The premises have electricity, water and mains drainage.

## USE:

The premises were last used as a shop in use class A1.

Applicants must establish for themselves that their proposed use(s) will be permitted by the local authority (Medway Council 01634 306000).

## BUSINESS RATES:

Description: Surgery and Premises

Rateable Value: £9,600

The tenant will be responsible for meeting the Business Rates. Applicants must make their own enquires of Medway Council to establish the business rates that will be payable by them (01634 306000). There may be relief available.

## LEGAL COSTS:

Each party will meet their own legal costs.

## LETTING TERMS:

A new lease is available for a term to be agreed on tenant's full internal + shop front repairing basis. The ideal would be for at least 5 years but this is subject to negotiation.

## RENT:

£1,000 per month.

## VAT:

VAT is payable in addition to the rent.

**VIEWINGS:**

By appointment with the sole agent.

Contact: **Emma Catterall**

Tel: 01634 294994

Email: [Ecatterall@michaelparkes.co.uk](mailto:Ecatterall@michaelparkes.co.uk)

Website: [www.michaelparkes.co.uk](http://www.michaelparkes.co.uk)

**Energy Performance Certificate**   
Non-Domestic Building

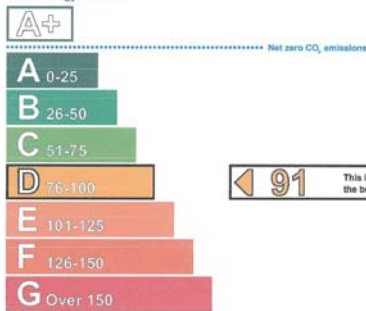
5 Tolgate Lane  
ROCHESTER  
ME2 4TG

Certificate Reference Number:  
0998-9508-0430-5590-6703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient





**91** This is how energy efficient the building is.

**Technical information**

Main heating fuel: Grid Supplied Electricity  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 81  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 90.22

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
 28 If newly built  
 75 If typical of the existing stock

**Administrative information**

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: Lifespan SBEM v4.1.d using calculation engine SBEM v4.1.d.0  
 Property Reference: 680595480000  
 Assessor Name: Martyn Bloomfield  
 Assessor Number: STER500171  
 Accreditation Scheme: Sterling Accreditation  
 Employer/Trading Name: Surveyors & Valuers Limited  
 Employer/Trading Address: Top Floor, 3-9 Station Street, Sittingbourne, Kent, ME10 3DU  
 Issue Date: 28 Oct 2013  
 Valid Until: 27 Oct 2023 (unless superseded by a later certificate)  
 Related Party Disclosure: Not related to the owner  
 Recommendations for improving the property are contained in Report Reference Number: 9900-6959-0407-6540-5084

**If you have a complaint or wish to confirm that the certificate is genuine**

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

**March 2016 MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:**

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

**Michael Parkes**

COMMERCIAL

**01634 294994**



[www.michaelparkes.co.uk](http://www.michaelparkes.co.uk)

**Michael Parkes**  
CHARTERED SURVEYORS

**Michael Parkes**

COMMERCIAL

**01634 294994**



[www.michaelparkes.co.uk](http://www.michaelparkes.co.uk)

**Michael Parkes**  
CHARTERED SURVEYORS