

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Retail Unit

Sales Area: 684.61 sq ft

Treatment Room/storage: 124.05 sq ft

Kitchen: 115.80 sq ft

63 Woodlands Road, Gillingham, Kent, ME7 2DU



LOCATION:

The premises are prominently situated on the corner of Woodlands Road and Canadian Avenue in Gillingham.



LOCATION PLAN

DESCRIPTION:

The shop has large arched glazed windows and an entrance which leads straight into an open, well decorated shop which has been used as a hairdressers. In the rear right hand corner is a separate room which has been used as a treatment room. There is a small w.c. and a fair sized kitchen area.

ACCOMMODATION:

All areas Net Internal and approximate.

Sales Area: 684.61 sq ft

Treatment Room/storage: 124.05 sq ft

Kitchen: 115.80 sq ft

Total: 924.46 sq ft

SERVICES:

The premises has electricity, water and mains drainage

SERVICE CHARGES:

The tenant will be responsible for payment of service charges which are approximately £1500 pa. In addition the tenant will pay towards the buildings insurance.

USE:

The premises has most recently been used as a hairdressers.

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

BUSINESS RATES:

Description: Shop and Premises

Rateable Value: £8,200

UBR in the £ (2016-17): 49.7p

Rates Payable: £4075.40pa

The tenant will be responsible for meeting the Business Rates.

We believe our assessment above is correct, however all applicants must make their own enquires of Medway Council to establish the business rates that will be payable by them (01634 306000).

LEGAL COSTS:

Each party will meet their own legal costs.

LETTING TERMS:

A new lease is available for a term to be agreed on tenants full repairing basis.

RENT:

£14,000 per annum.

VAT:

VAT not payable in addition to the rent.

VIEWINGS:

By appointment with the sole agent.

Contact: **Emma Catterall**

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Website: www.michaelparkes.co.uk

Energy Performance Certificate HM Government
Non-Domestic Building

Ground Floor Shop
63 Woodlands Road
GILLINGHAM
ME7 2DU

Certificate Reference Number:
0950-0436-4169-6823-6002

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.

Energy Performance Asset Rating

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO₂ emissions

125

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 89
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 182.11

Benchmarks

Buildings similar to this one could have ratings as follows:

- 23 If newly built
- 67 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007/591 as amended.

Assessment Software: Utopian BREEM v5.2.4 using calculation engine BREEM v5.2.4.2
Property Reference: 0671048200
Assessor Name: Melyn Bloomfield
Assessor Number: 5127500171
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: 01 Aug 2016
Valid Until: 31 Jul 2026 (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: 0696-2434-6840-9100-5603

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 Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisers who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property - whoever pays the energy bills benefits so they are responsible for the payments.
To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

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.