

TO LET

Retail Unit with upper floors

Sales Area: 504.65 sq ft

Office: 57.37sq ft

First Floor: 455.89 sq ft

Second Floor: 388.65 sq ft

118 High Street Chatham, Kent, ME4 4BY



LOCATION:

The premises are situated on the pedestrianised High Street. There is also pedestrian access through to Medway Street and the public car park there.



LOCATION PLAN

DESCRIPTION:

The shop has a glazed entrance which leads to a potentially open plan rectangular shaped shop. At the back of the shop there are steps up which lead to another room currently used as a prayer room and there is an office at the rear.

On the first floor there is a w.c., kitchen and two large rooms.

On the second floor there are two large rooms either side of a central staircase.

ACCOMMODATION:

All areas Net Internal and approximate.

Sales Area:, including prayer room and office: 561.92 sq ft

First floor including w.c: 455.89 sq ft

Second floor: 388.65 sq ft

Total: 1406.46

SERVICES:

The premises have electricity, water and mains drainage

USE:

The premises is currently used by CLC Christian bookshops.

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: £11,000

UBR in the £ (2016-17): 49.7p

Rates Payable: £5,467

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:

£13,500 per annum.

VAT:

VAT not payable in addition to the rent.

VIEWINGS:

By appointment with the sole agent.

Contact: **Emma Catterall**

Tel: 01634 294994

Mobile: 07921 694 502

Email: Ecatterall@michaelparkes.co.uk

Website: www.michaelparkes.co.uk

Energy Performance Certificate
Non-Domestic Building

118 High Street
CHATHAM
ME4 4BY

Certificate Reference Number:
0980-5908-0336-9970-4014

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

More energy efficient

A+

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

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 186
Building complexity (NBS level): 3
Building emission rate (kgCO₂/m²): 120.6

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built
76 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 2007/991 as amended.

Assessment Software: Linspar SBEM v5.2.0 using calculation engine SBEM v5.2.02
Property Reference: 513084750000
Assessor Name: Martyn Bloomfield
Assessor Number: STEF500171
Accreditation Scheme: Stirling Accreditation
Employer/Trading Name: Surveyors & Valuers Limited
Employer/Trading Address: Top Floor, 3-9 Stalker Street, Sittingbourne, Kent, ME19 3DU
Issue Date: 10 Aug 2016
Valid Until: 15 Aug 2016 (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: 9591-4078-0063-0403-4895

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 advisors 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.