Michael Parkes

London & South East Commercial Property Specialists

COMMERCIAL

01634 294994

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



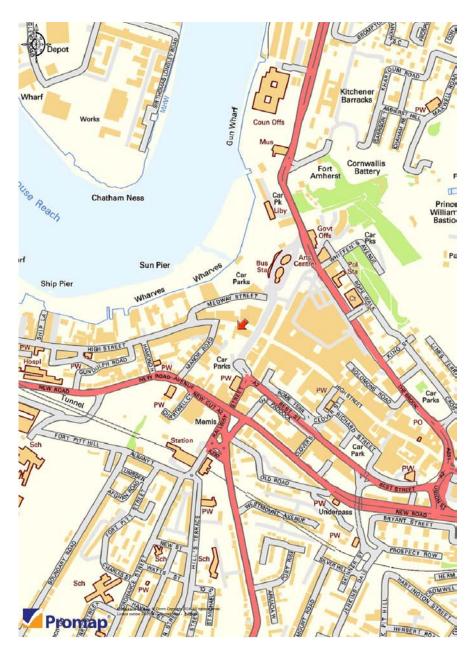






LOCATION:

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:

Shop and Premises Description:

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.

£13,500 per annum.







VAT:

VAT not payable in addition to the rent.

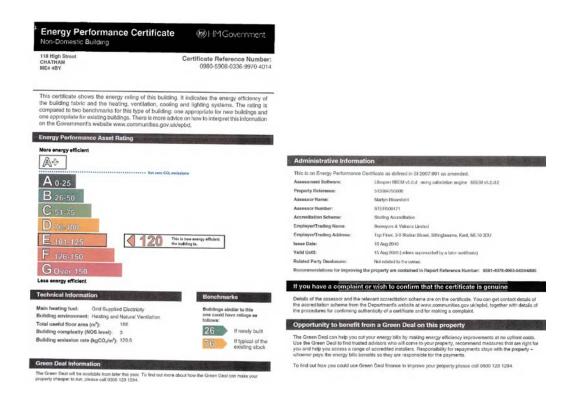
VIEWINGS:

By appointment with the sole agent.

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Website: www.michaelparkes.co.uk



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- (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;
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