

TO LET

Retail Unit with 1st Floor

Sales Area: 362.42 sq ft (33.67 sq m)

First Floor: 425.40 sq ft (39.53 sq m)

Total: 787.82 sq ft (73.20 sq m)

7 Tolgate Lane, Strood, Kent ME2 4TG



LOCATION

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



LOCATION PLAN

DESCRIPTION:

The property is mid terrace with an open plan ground floor with a stairway at the rear. There is also 2 rooms and a w.c. at first floor level which could be used as storage, offices or any other ancillary use.

The property has previously been used as a bakery and a cafe and would suit a whole range of uses including retail subject to planning permission.

ACCOMMODATION:

All areas Net Internal and approximate.

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First Floor: 425.40 sq ft (39.53 sq m)

Total: 787.82 sq ft (73.20 sq m)

SERVICES:

The premises has electricity, water and mains drainage.

USE:

The premises were last used as a cafe.

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: £11,250

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. The Government has announced that from April 2017, properties with a rateable value of £12,000 and under will pay **NO RATES!**

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:

£1,083.33 per month.

INSURANCE:

We are advised that this is in the region of £200 per year.

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

Website: www.michaelparkes.co.uk

EPC

Energy Performance Certificate  **Non-Domestic Building**

Goldings Bakery Ltd
7 Tolgate Lane
ROCHESTER
ME2 4TG

Certificate Reference Number:
9469-3043-0422-0700-7401

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25 Net zero CO₂ emissions

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

85 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 (m²): 85
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m² per year): 95.5
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
24 if newly built
64 if typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software: DesignBuilder SBEM v3.0.3 Using calculation engine: SBEM v1.1.0
Property Reference: 46244740030
Assessor Name: Richard Worrell
Assessor Number: EES/001328
Accreditation Scheme: Elemental Energy Systems Ltd
Employer/Trading Name: rocksworldpositions.co.uk
Employer/Trading Address: 9 Margate Place Upper Kent ME3 4DF
Issue Date: 24 Sep 2012
Valid Until: 23 Sep 2022 (unless superseded by a later certificate)
Related Party Disclosure: Financial Interest in the property.

Recommendations for improving the energy performance of the building are contained in the associated *Recommendation Report* - 9469-3043-0422-0700-7401.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Element Energy Systems Ltd. You can obtain further details of the Accreditation Scheme at www.elementenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate including the building address and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make 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 owns 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 0203 123 1234.

January 2017 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



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