

TO LET

Retail Unit, Offices & Warehouse

Ground Floor: 920 sq ft (85 sq m)

Cellar: 1031 sq ft (95 sq m)

First Floor: 651 Sq ft (60.51 sq m)

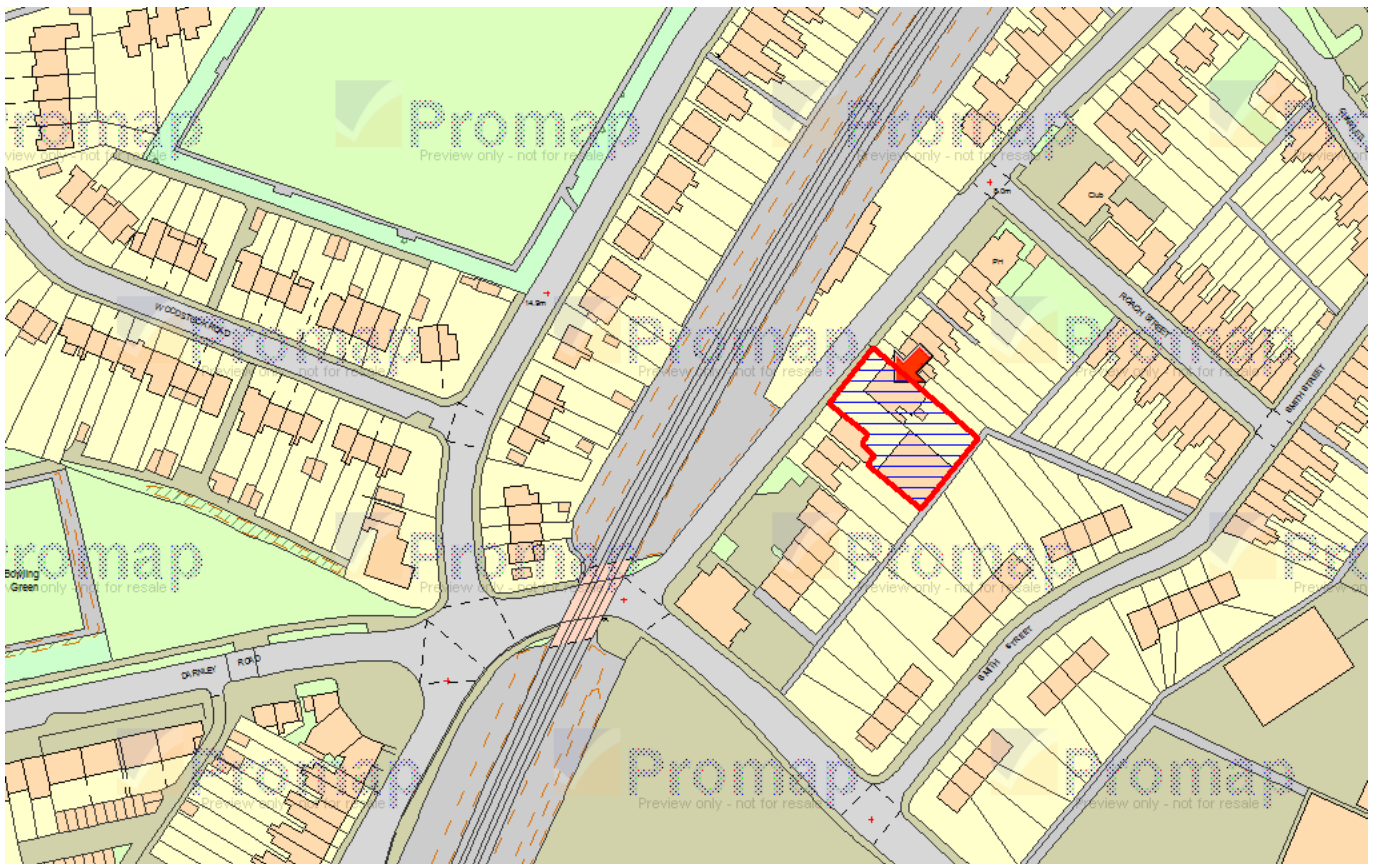
Warehouse: 2248 Sq ft (208 sq m)

67 Cuxton Road, Strood, ME2 2BZ



LOCATION

Situated on Cuxton Road in between Tesco and the Darnley Road roundabout. This part of the road is one way towards High St and Gun lane.



LOCATION PLAN

DESCRIPTION:

This unusual opportunity includes a ground floor shop with office and kitchen area. There is a large dry cellar that can be used for storage. At first floor there are offices and a kitchen. There is a garden area to the rear and a warehouse to the right of the shop.

ACCOMMODATION:

All areas Net Internal and approximate.

Ground Floor: 920 sq ft (85 sq m)
Cellar: 1031 sq ft (95 sq m)
First Floor: 651 Sq ft (60.51 sq m)
Warehouse: 2248 Sq ft (208 sq m)

SERVICES:

The premises has electricity, water, gas and mains drainage.

USE:

The premises were last used as a retail shop, offices and storage.

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: | £11,500 |

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 (subject to eligibility)**!

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 repairing basis. The ideal would be for at least 5 years but this is subject to negotiation.

RENT:

£30,500

VAT:

VAT is not 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



67 Cuxton Road
ROCHESTER
ME2 2BZ

Certificate Reference Number:
0860-0838-5400-1702-8096

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 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

59 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 207
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

53 If typical of the existing stock

July 2017 LGR.140 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

Michael Parkes
CHARTERED SURVEYORS