

FOR SALE

Retail Unit A1 and A3 Mixed Use

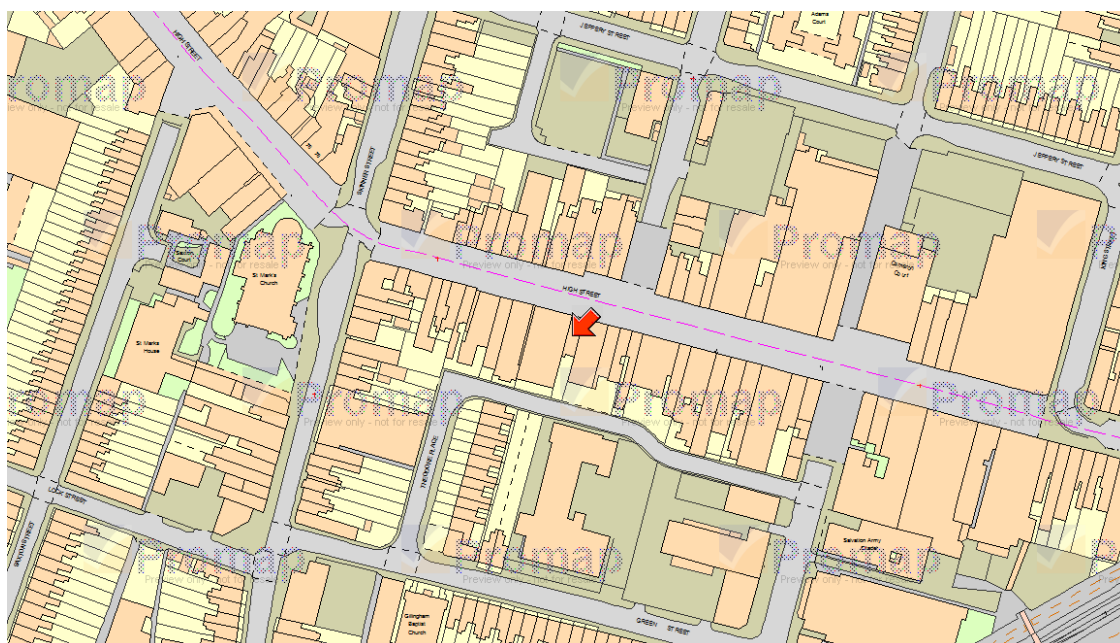
Sales Area Ground Floor: 697.9 sq ft (64.84 sq m)
Salon & Kitchen First Floor: 258.93 sq ft (24.70 sq m)
Store at rear: 93.51 sq ft (8.69 sq m)
Garden at rear: 312.44 sq ft 29.03 (sq m)

103 High Street Gillingham, Kent ME7 1BL



LOCATION:

The premises are prominently situated on the pedestrianised High Street opposite the entrance to the High Street from the James Street car park. The property is adjacent to Halifax and the Works and opposite Lloyds bank and Subway.



LOCATION PLAN

DESCRIPTION:

The subject property is brick built two storey building with a shop front at ground level and a bay window at first floor. There is a garden and store to the rear of the property with gated access on to Theodore Place.

The property has very recently been decorated to a very good standard and currently comprises a café on the ground floor with adults only lounge at the rear of the property. There is a w.c. for customer use. There is a stairwell to the right roughly half way back which leads to the first floor that currently provides a kitchen/staff room and a salon which is privately sub let at the moment.

ACCOMMODATION:

All areas Net Internal and approximate.

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Salon & Kitchen First Floor: 258.93 sq ft (24.70 sq m)

Store at rear: 93.51 sq ft (8.69 sq m)

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SERVICES:

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

USE:

The planning permission granted on 01.09.16 allows mixed use Sui Generis Class A1 (retail) and A3 (Café)

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: £10,000

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).

The government has announced that from April 2017 **NO RATES** will be payable on premises where the rateable value is below £12,000 subject to eligibility.

SALE PRICE:

The Freehold, Vacant Possession is available for sale

£298,000.

LEGAL COSTS:

Each party will meet their own legal costs.

VAT:

VAT not payable in addition to the sale price.

VIEWINGS:

By appointment with the sole agent.

Contact: **Emma Catterall**

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Energy Performance Certificate

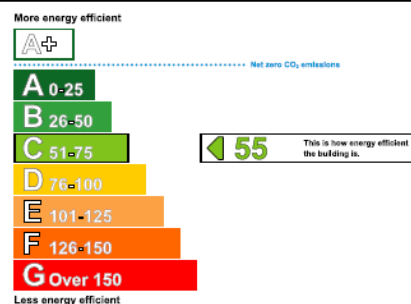
Non-Domestic Building

Frasers & Co
103 High Street
GILLINGHAM
ME7 1BL

Certificate Reference Number:
0020-2949-0383-1740-1074

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



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	120
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	108.24
Primary energy use (kWh/m ² per year):	624.35

Benchmarks

Buildings similar to this one could have ratings as follows:

28	If newly built
83	If typical of the existing stock

September 2017 MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they 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

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