

TO LET

Café/Retail Unit

Sales Area: 775 sq ft (72 sq m)

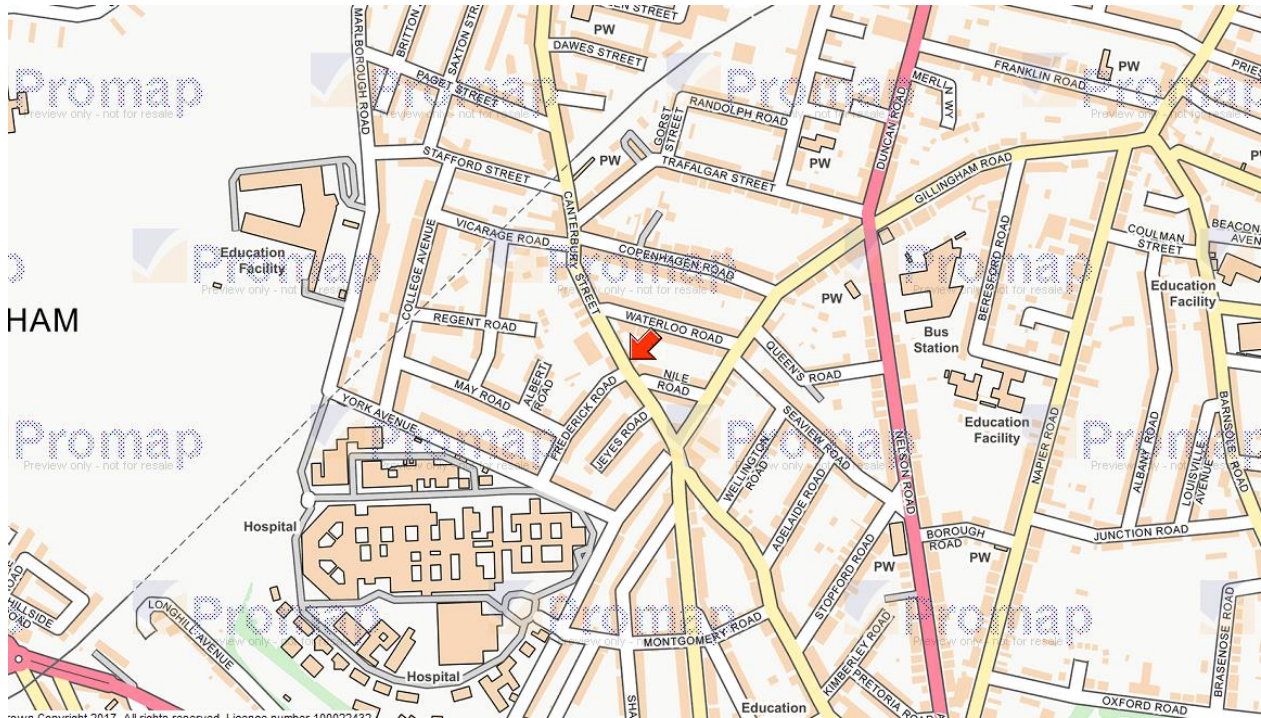
Basement: 204 sq ft (19 sq m)

158 Canterbury Street, Gillingham, Kent ME7 5UB



LOCATION

Situated on the busy Canterbury Street, a mixed residential and commercial area. Close by to the hospital.



LOCATION PLAN

DESCRIPTION:

The property is mid terrace with a first-floor flat which is accessed and let separately.

As you enter the front door there is an open plan seating/sales area. There is a serving area with counter already set up on the right-hand side.

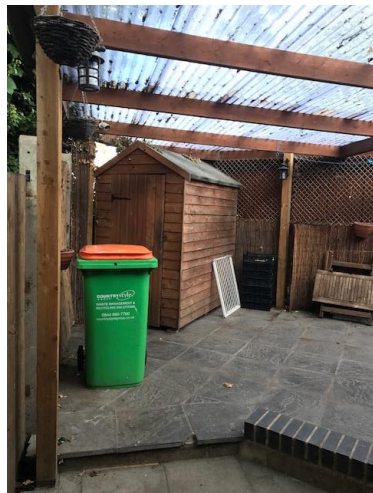


Behind the serving area is the kitchen which already had equipment in it.



This can be used by the incoming tenant and the landlord will seek a deposit to cover damage.

There is a hallway which leads to ladies and gents toilets and a separate doorway out to a covered garden area for extra seating.



ACCOMMODATION:

All areas Net Internal and approximate.

Sales Area: 775 sq ft (72 sq m)

Basement: 204 sq ft (19 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 their proposed use(s) will be permitted by the local authority (Medway Council 01634 306000).

BUSINESS RATES:

Description: Restaurant and Premises
Rateable Value: £3,900

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 internal + shop front repairing basis.

RENT:

£10,400 per year

(£866.66 per month or £200 per week)

DEPOSIT:

Three months' rent plus deposit for use of equipment.

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

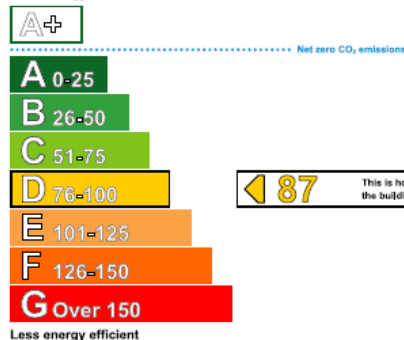
158 Canterbury Street
GILLINGHAM
ME7 5UB

Certificate Reference Number:
0070-7956-0363-4150-0070

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



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 82
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m² per year): 149.42
 Primary energy use (kWh/m² per year): 809.38

Benchmarks

Buildings similar to this one could have ratings as follows:
 31 If newly built
 92 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 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