

# Michael Parkes

COMMERCIAL

London & South East  
Commercial Property Specialists

01634 294994

## TO LET

Ground Floor Restaurant Unit

Restaurant Area: 1,046 sq ft

Plus basement and 3 w.c's

161 High Street Rochester, Kent, ME1 1EH

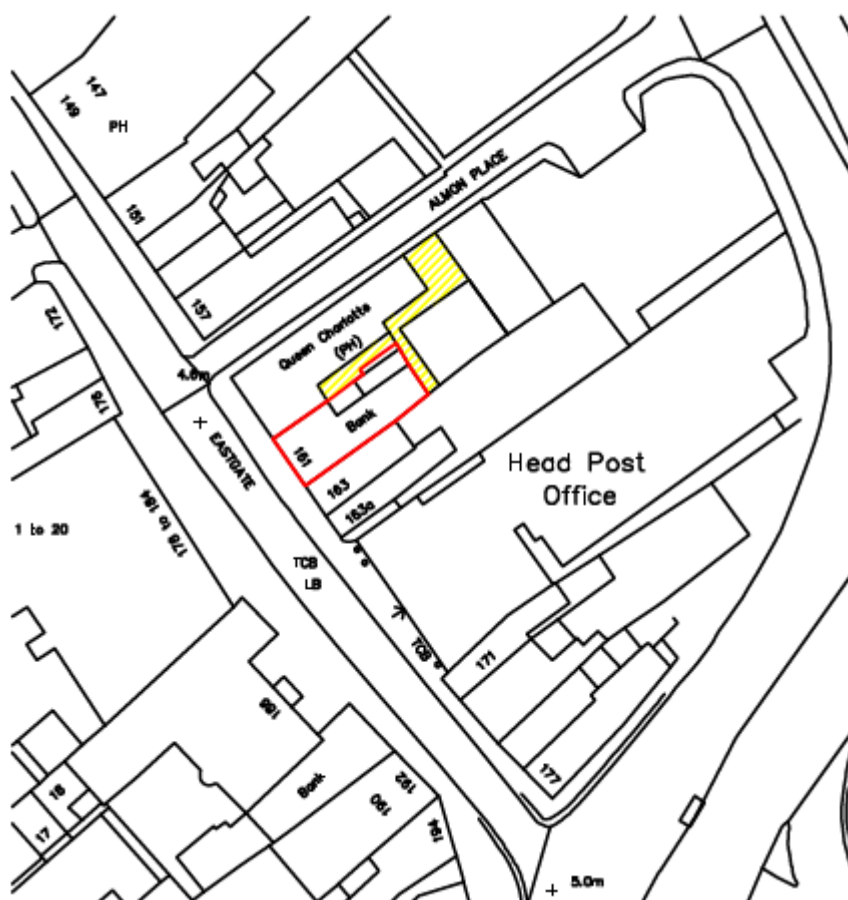


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CHARTERED SURVEYORS

## LOCATION:

The premises are situated on the High Street in the historic town of Rochester near to the junction with Star Hill. There is also pedestrian access through to Medway Street and the public car park there.



LOCATION PLAN

## DESCRIPTION:

The former bank premises has 2 steps up into a small communal entrance which is shared with the flat's above which are accessed via a separate door. The door to the restaurant leads into an open plan area where it is anticipated there could be a bar and waiting areas as well as tables for 30 customers.

As you move further inside there is space for another 20 seats with the kitchen at the rear. There is a gents, ladies and a disabled toilet already in place at the back of the property.

In the centre of the ground floor there is a staircase which leads down to the basement which provides ancillary space with a headroom of 1.98m

## ACCOMMODATION:

All areas Net Internal and approximate.

Ground Floor: 1046 sq ft

Basement: 718 sq ft

Plus w.c's and circulation space

**Total: 1764 sq ft**

## SERVICES:

There is an electricity supply but the prospective tenant will need to wire to suit their requirements.

There is water and mains drainage and the potential for a gas supply.

## USE:

There is planning permission for a change of use to a restaurant (Use Class A3).

Applicants must establish for themselves that that their proposed use(s) will be permitted by the local authority (Medway Council 01634 306000).

## BUSINESS RATES:

The property is not yet rated.

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).

## 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 internal repairing basis plus shopfront.

## RENT:

£25,000 per annum.

## VAT:

VAT not payable in addition to the rent.

## VIEWINGS:

By appointment with the sole agent.

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### Energy Performance Certificate

Non-Domestic Building



161 High Street  
ROCHESTER  
ME1 1EH

Certificate Reference Number:  
0740-0436-0499-6599-8006

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](http://www.gov.uk/government/collections/energy-performance-certificates).

#### 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

◀ **144** This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 280  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 117.54  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

#### Benchmarks

Buildings similar to this one could have ratings as follows:

**33** If newly built  
**96** 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:**

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- (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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- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

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