Michael Parkes

London & South East Commercial Property Specialists

COMMERCIAL

01634 294994

TO LET

Retail Unit with 1st Floor

Sales Area: 362.42 sq ft (33.67 sq m) <u>First Floor: 425.40 sq ft (39.53 sq m)</u> 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.













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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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.

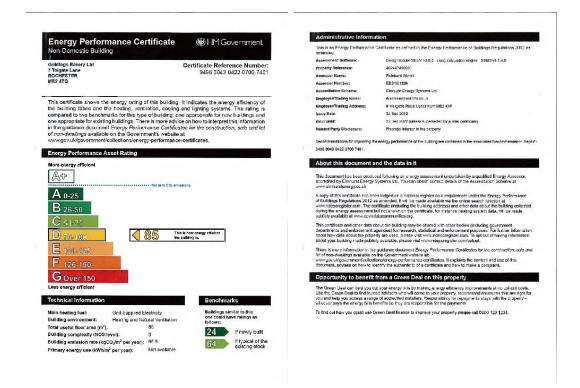
VIEWINGS:

By appointment with the sole agent.

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EPC



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