

## TO LET

### Retail Unit

Sales Area: 596.39 sq ft (55.41 sq m)

49 High Street, Gillingham, Kent ME7 1BQ



## LOCATION

The property is located to the Southern side of the High Street just to the West of its junction with Saxon Street. The property is in a busy area of predominantly commercial use but close by to the residential parts of the Town. The property is close to numerous bus services and commercial facilities in the High St.



## LOCATION PLAN

## DESCRIPTION:

The property a ground floor shop with A1 (retail) use. The shop is currently vacant and contained within a 3-storey mid terraced 1960's building.

The front part of the shop is open plan. There is a partitioned section at the rear making a small hallway and an office/staff room. Behind that there is w.c. and kitchen area.

## ACCOMMODATION:

All areas Net Internal and approximate.

Sales Area: 596.39 sq ft (55.41 sq m)

W.C. 21.71 sq ft (2.02 sq m)

Kitchen 56.81 sq ft (5.28 sq m)

## SERVICES:

The premises has electricity, water and mains drainage.

## USE:

The premises were last used as a phone shop.

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: £9,300

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 tenant's full internal + shop front repairing basis. The ideal would be for at least 5 years but this is subject to negotiation.

## RENT:

£1,000 per month.

## SERVICE CHARGE:

There will be a service charge split between the shop tenant and flat occupier that will cover building costs.

## INSURANCE:

The building will be insured as a whole by the landlord and the tenants will contribute towards the total cost.

## VAT:

VAT is not payable in addition to the rent.

## VIEWINGS:

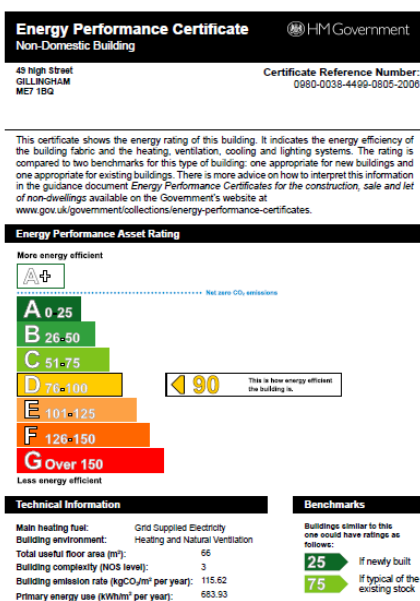
By appointment with the sole agent.

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