

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

FOR SALE

Retail Unit & Flat

Basement: 353.2 sq ft (32.8 sq m) GIA

Ground Floor: 834.4 sq ft (77.5 sq m) GIA

Flats: 1244.2 sq ft (115.6 sq m) GIA

304-306 High Street, Rochester, Kent ME1 1HS



LOCATION

The property is located on High Street Rochester in between High St Chatham and the main Historic High Street Rochester, on an area known as St Margaret's Banks. The property is right opposite Rochester Riverside a large redevelopment area. It is close to the A2 which leads to the M2 giving access into London and across the South East.



LOCATION PLAN

DESCRIPTION

The property is a terraced Grade II listed, weatherboard clad retail shop with a 2 bed flat above on the first floor. This property was formerly a pair of houses and has had planning permission in the past to convert to bedsits or a 3-bed house.

To view the planning history please visit Medway council website and search the following planning references

MC/02/1374
MC/02/1377
HIS/98/48082
HIS/98/47123
HIS/98/47126
HIS/98/46134
HIS/98/46135
MC/18/0215

The flat also boasts other secret's such as the large basement which has in the past been used as a games room (currently storage) and a further floor above the flat which has a living room, bathroom, bedroom and walk in wardrobe in the roof!

There is currently a sewing shop occupying the ground floor. BUSINESS IS NOT AFFECTED. The business will move when the property is sold, so there will be vacant possession. We believe you could rent the shop and flat separately giving two income streams to a potential investor. There is even greater potential with the right planning permission and development.

ACCOMMODATION

All measurements are gross internal and approximate.

Ground

Shops	621 sq ft
Lean to	77 sq ft
Kitchen	67 sq ft
W.C	68 sq ft

First Floor

2 bed flat + Kitchen	
Living room, utility and bathroom	778 sq ft
1 bed, living room & bathroom	466 sq ft
in roof	

SALE

£390,000

SERVICES

Electricity, gas, water, mains drainage and telecoms.

BUSINESS RATES

Description: Shop and Premises

Rateable Value: £6,700

You will need to check with the local council but we believe that NO RATES are payable (subject to eligibility) for properties with a rateable value below £12,000.

VAT

Not payable in addition

LEGAL COSTS

Each Party to meet their own legal fees.

VIEWING

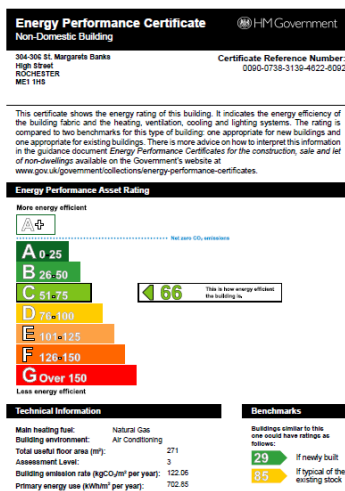
Strictly by appointment through sole agents Michael Parkes Surveyors.

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