

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Retail Unit

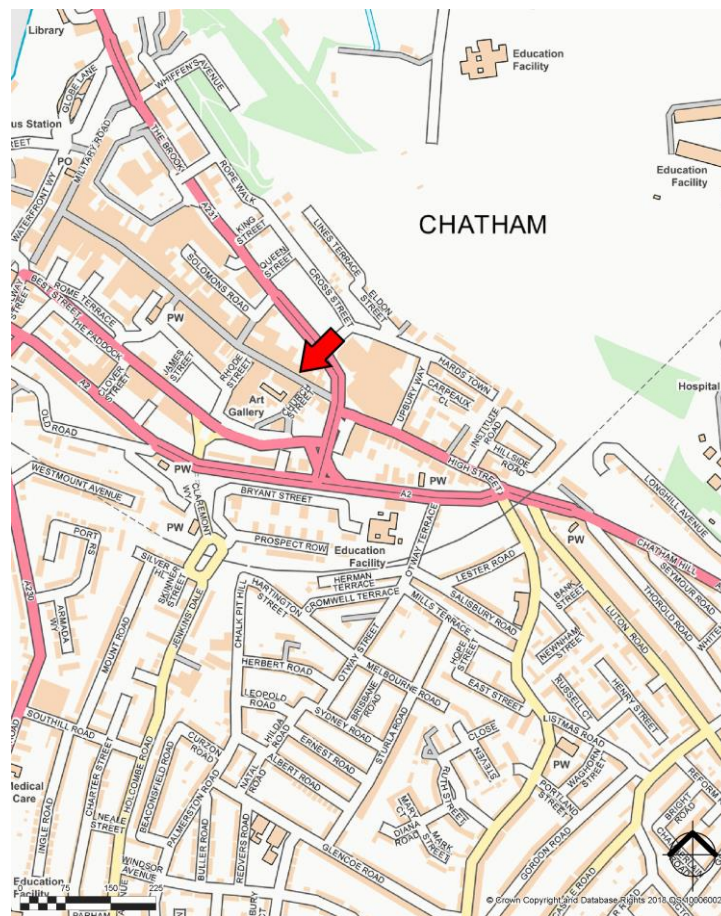
Sales Area: 680.31 sq ft (63.20 sq m)

311 High Street, Chatham, Kent ME4 4BN



LOCATION

The property is located on the High Street close to the junction with The Brook. The property is in a busy area of shops and close by to the large Go Outdoors store and KFC.



LOCATION PLAN

DESCRIPTION:

The property a ground floor shop with A1 (retail) use. The shop is currently vacant.

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. The shop was previously used for bridal wear and baby wear.



ACCOMMODATION:

All areas Net Internal and approximate.

Sales Area: 680.31 sq ft (63.20 sq m)

W.C.

Kitchen 36.71 sq ft (3.410 sq m)

SERVICES:

The premises has electricity, water and mains drainage.

USE:

A1 shop.

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

BUSINESS RATES:

Description: Shop and Premises

Rateable Value: £9,100

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:

£15,000pa payable quarterly in advance.

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:

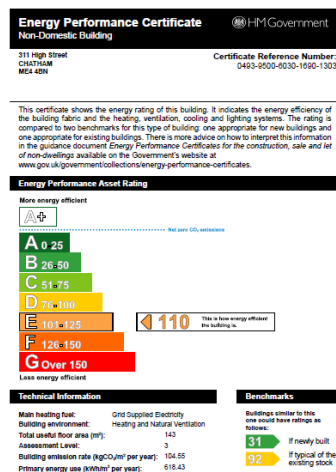
By appointment with the sole agent.

Contact: **Emma Catterall**

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- (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;
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