

TO LET

Retail Unit with 1st Floor

Sales Area: 323 sq ft (30.01 sq m)

First Floor: 345 sq ft (32.13 sq m)

Total: 668 sq ft (62.14 sq m)

5 Tolgate Lane, Strood, Kent ME2 4TG



LOCATION

Situated on Tolgate Lane, a pedestrian thoroughfare leading from the High Street to Commercial Road car park.



LOCATION PLAN

DESCRIPTION:

The property is mid terrace with an open plan ground floor with a stairway at the rear. There are also 3 rooms, a store cupboard 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 surgery and most recently for retail. It would suit a whole range of uses subject to planning permission.

ACCOMMODATION:

All areas Net Internal and approximate.

Sales Area: 323 sq ft (30.01 sq m)

First Floor: 345.86 sq ft (32.13 sq m)

Total: 668 sq ft (62.14 sq m)

SERVICES:

The premises has electricity, water and mains drainage.

USE:

The premises were last used as a retail 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:	£9,600

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! (subject to eligibility)**

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.

VAT:

VAT may be payable in addition to the rent.

VIEWINGS:

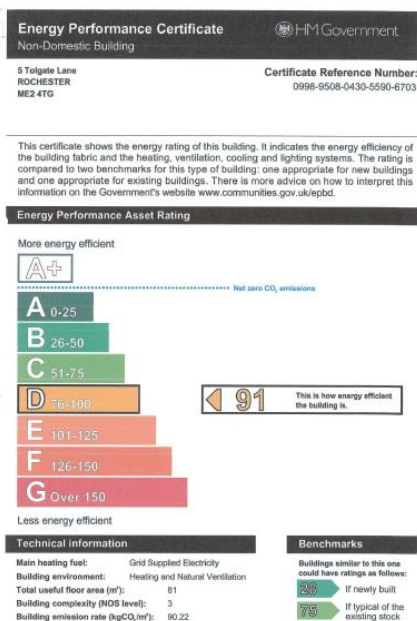
By appointment with the sole agent.

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Michael Parkes

COMMERCIAL

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