

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Retail Unit with basement

Sales Area: 645.8 sq ft (60 sq m)

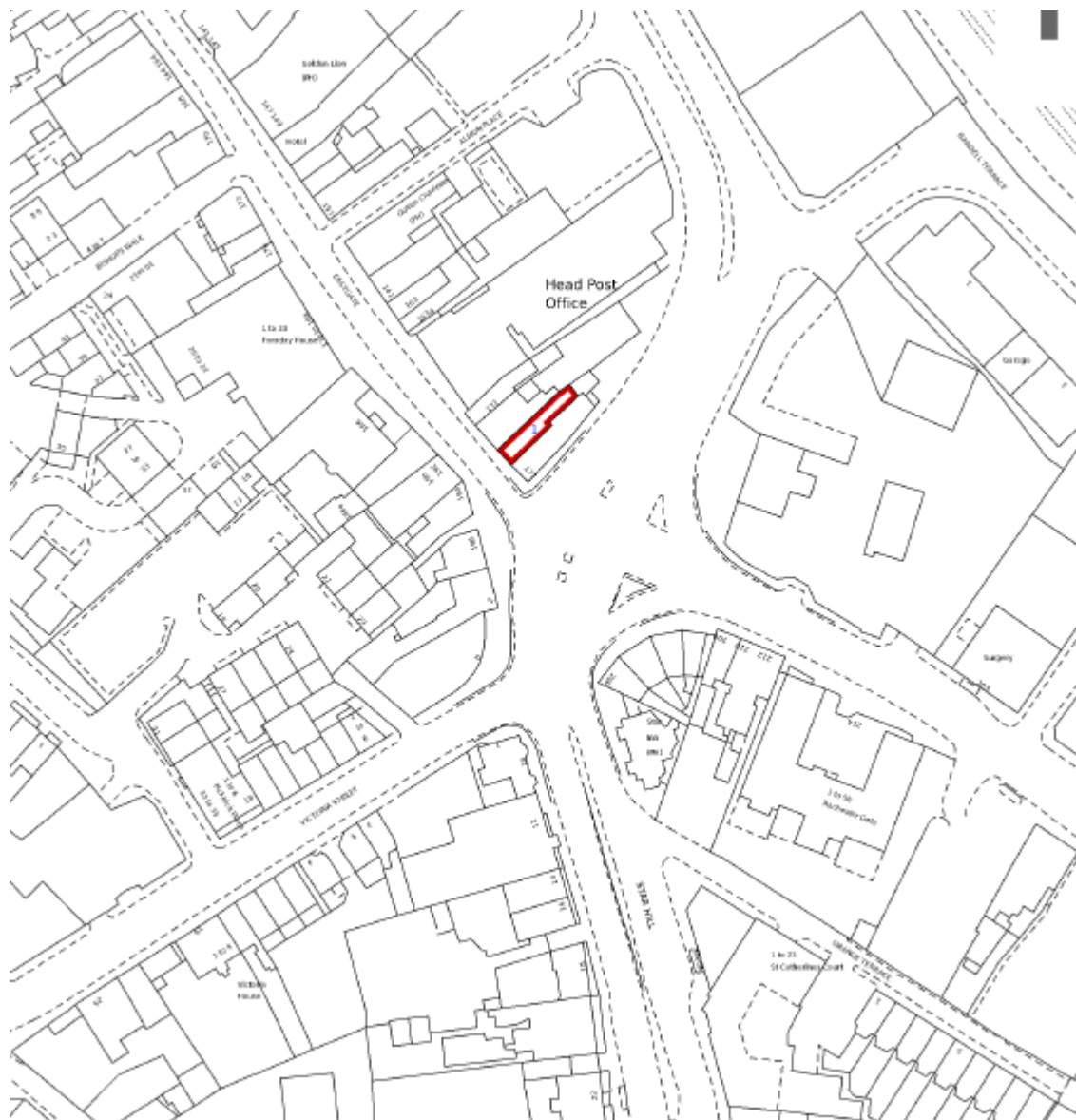
Basement: 441.3 sq ft (41 sq m)

175 High Street, Rochester, Kent ME1 1EH



LOCATION

Situated on the High Street and close to the junction with Star Hill. The property stands out to traffic coming down Star Hill and out of Victoria Street.



LOCATION PLAN

DESCRIPTION:

The ground floor sales area is open plan with one small level change. There is a w.c. at the rear of the property.



The property has previously been used as a an estate agents and a grocery store

ACCOMMODATION:

Sizes provided by the landlords floor plan

Sales Area: 645.8 sq ft (60 sq m)

Basement: 441.3 sq ft (41 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 that their proposed use(s) will be permitted by the local authority (Medway Council 01634 306000).

BUSINESS RATES:

Description: Shop and Premises

Rateable Value: £8,000

NB this includes the first and second floors an therefore the property should be separately rated

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:

£14,500 pa (£1208.33 pcm)

VAT:

VAT may be payable in addition to the rent.

VIEWINGS:

By appointment with the sole agent.

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