

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

COMMERCIAL INVESTMENT FOR SALE

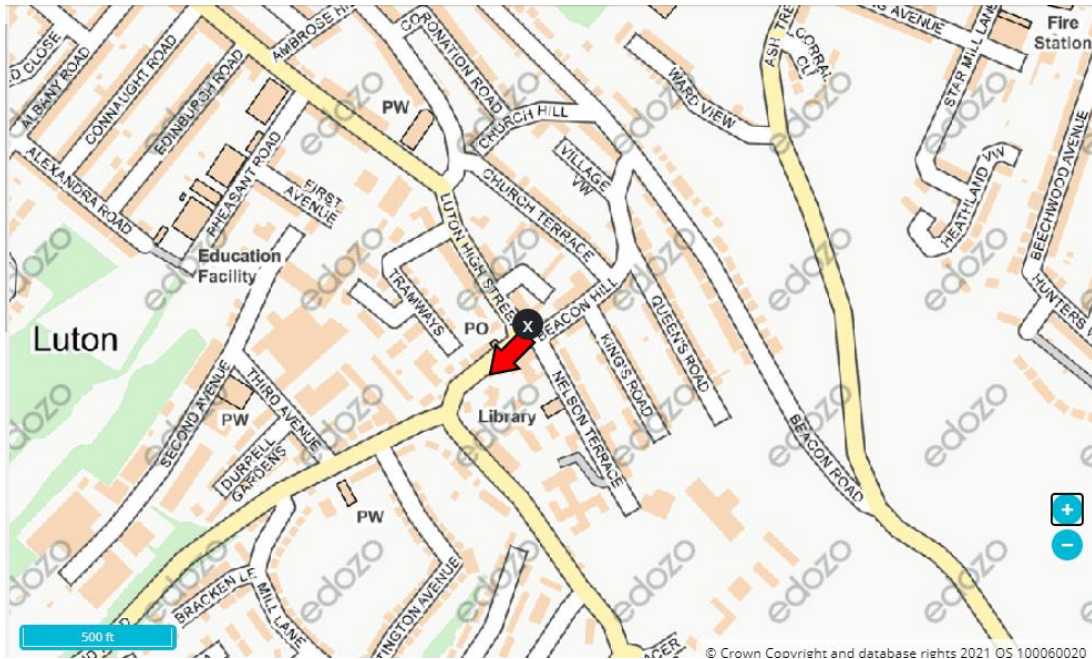
53/55 Luton High Street
Chatham
ME5 7LP

Ground Floor: 375 Sq. Ft. (34.9 sq. m.)
First Floor flat: 347 Sq. Ft (32.3 sq. m.)



LOCATION

The property is located on the busy Luton High Street, close to A2 and M2 road links.



LOCATION PLAN

DESCRIPTION

The property is a detached two storey building with ample off-road parking to the side and rear. The ground floor is currently an open plan dog grooming business in residence and the first floor is a vacant one bedroom flat.

LEASE

Tenant: Jacqueline Buckley

Lease Term: 12 months from 14 July 2016 - lease therefore holding over.

Rent: £700 pcm

The flat is currently vacant but was previously let at £525 pcm.

MEASUREMENTS

All measurements are Net internal:

Ground Floor:

Open plan area: 355 Sq. Ft. (33 sq. m)

W/C: 18.9 Sq. Ft. (1.8 sq.m)

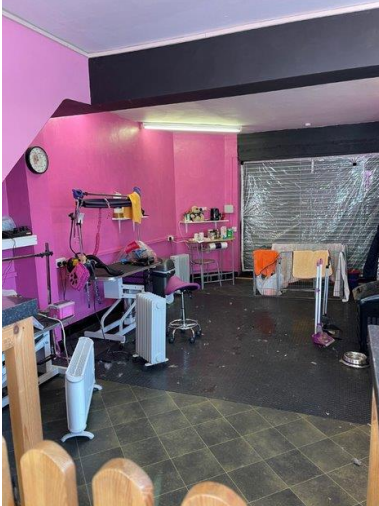
First Floor:

Kitchen: 193 sq. ft (17.9 sq.m)

Bedroom: 106 sq.ft (9.8 sq.m)

Bathroom: 37 sq.ft (3.4 sq. m)

Total: 723 sq. ft (67.2 sq. m)



FREEHOLD FOR SALE

£235,000 (to include long leasehold interest of flat)

VAT

Not payable

RATEABLE VALUE FOR GROUND FLOOR

£4,200

COUNCIL TAX BAND FOR FLAT

A

LEGAL COSTS

Each party will meet their own legal costs.

VEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contacts: Denise Ford or Caprice Carter

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- How to improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Related assessments

53, Luton High Street CHATHAM ME5 7LP	Energy rating E
Valid until 19 July 2030	Certificate number 8650-7423-1790-9506-0296

[Print this certificate](#)

Property type	Top-floor flat
Total floor area	36 square metres

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy efficiency rating for this property
- How this property compares to others
- Breakdown of this property's energy performance
- Recommendation report
- Contacting the assessor and accreditation scheme
- Other certificates for this property

55, Luton High Street CHATHAM ME5 7LP		Energy rating G
Valid until 19 April 2026	Certificate number 0410-0736-4239-4694-7006	

[Print this certificate](#)

Property type	B1 Offices and Workshop businesses
Total floor area	31 square metres

Prepared January 2021

MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (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;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

Michael Parkes

COMMERCIAL

01634 294994



www.michaelparkes.co.uk

Michael Parkes
CHARTERED SURVEYORS