



Freehold For Sale

## LOCATION

Chatham is one of the larger Medway towns, approximately 33 miles south east of Central London. Chatham railway station is located a short walk away with a journey time of approximately 45 minutes to London Victoria.

The subject property is positioned on the old High Street, between the pedestrianised section of Chatham High Street and Rochester High Street.

There is a mix of occupiers nearby, principally local and independent businesses including **Rod & Line Angling Centre, Granite Gym, Co-op Funeral Care** and a number of food and beverage outlets.

The property is a mid-terraced Victorian building principally of brick construction. The building is in need of comprehensive refurbishment, or redevelopment. Interested parties will need to make their own enquiries with the local authority in this regard.

## ACCOMMODATION

The property is arranged over ground, first and second floors. There is an additional self-contained studio to the rear. Approximate areas are as follows:-

Ground Floor	127.83 sq m	1,376 sq ft
First Floor	54.25 sq m	584 sq ft
Second Floor	60.75 sq m	654 sq ft
Basement	26.01 sq m	280 sq ft
Self-contained studio unit	41.80 sq m	450 sq ft
<b>Total NIA</b>	<b>310.64 sq m</b>	<b>3,344 sq ft</b>

## TERMS

Offers in the region of **£275,000** are sought for the freehold interest. The property is offered to the market with full vacant possession.

## ENERGY PERFORMANCE CERTIFICATE

The property is rated within Band C. A copy of the EPC is available upon request.

## RATES

Current Rateable Value	£7,300
Rate in the £ (2022/23)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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