



Shop and Vacant Flat – For Sale or To Let

## LOCATION

Gillingham is situated in the Medway region of Kent, located approximately 10 miles from Maidstone and approximately 4 miles from Rochester. The town benefits from excellent road links to the M2 and A2.

The subject property occupies a prominent position in prime pitch on High Street, Gillingham. The premises are located a short walk away from Gillingham Station (Thameslink and Southeastern services), which provides direct connections to London Victoria, St Pancras International, Luton, Ramsgate and Dover.

Nearby multi-national occupiers include **Natwest**, **EE**, **Oxfam**, **Halifax**, **Boots**, **Subway**, **Costa** and **Lloyds** amongst many others.

## ACCOMMODATION

The shop is arranged over ground floor and basement, with the following approximate dimensions and floor areas:-

Net Frontage	5.48 m	18 ft
Shop Depth	14.63 m	48 ft 6 ins
Ground Floor Sales	79.43 sq m	855 sq ft
Ground Floor Ancillary	3.15 sq m	34 sq ft
Basement	Unmeasured	
WC		
<b>Total</b>	<b>82.58 sq m</b>	<b>889 sq ft</b>

The property benefits from rear servicing.

First and second floor maisonette.

## TERMS

The property as a whole is available by way of a new full repairing and insuring lease at a commencing rent of **£25,000 pa** subject to five yearly upward only rent reviews. The shop and flat are available with full vacant possession. The flat has an estimated rental value of £850pcm.

Alternatively, our client will consider offers in the region of **£290,000 (two hundred and ninety thousand pounds)** for the freehold interest.

## RATES

Current Rateable Value	£17,000
Rateable Vaule from 1st April 2023	£15,750
Rate in the £ (2022/23)	49.9p

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

## ENERGY PERFORMANCE CERTIFICATE

The shop is currently rated within band D.  
The flat is currently rated within band D.

Copies of the EPCs are available upon request.

## 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 agents:-

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