



Jenkins | Law  
Commercial Property Solutions

# GILLINGHAM

87-89 HIGH STREET ME7 1BP



Prime Town Centre Shop With Uppers  
For Sale / May 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 **Scope, CeX, Cancer Research, Mann Estate Agents, Boots Opticians, Subway, Card Factory** and **Halifax**, amongst many others.

## ACCOMMODATION

The property is arranged over the ground and first floors, with the following approximate dimensions and net internal floor areas:-

Ground Floor Sales	143.44 sq m	1,544 sq ft
First Floor Offices	61.59 sq m	663 sq ft
<b>Total NIA</b>	<b>205.03 sq m</b>	<b>2,207 sq ft</b>

The property benefits from rear access via Theodore Place.

## ALTERNATIVE USES

The property lends itself well to a variety of alternative uses under planning use Class E, including restaurant, offices, and medical centre.

There is potential to convert/develop the upper and rear parts of the property to residential subject to planning consent.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## TERMS

Offers are sought in the region of **£450,000 (four hundred and fifty thousand pounds)** for the freehold interest with vacant possession.

Alternatively, our client may consider granting a new full repairing and insuring lease to a national covenant, for a term of years to be agreed, at a commencing rent of **£37,500 per annum** exclusive, subject to five yearly upward only rent reviews.

## RATES

Current Rateable Value	£27,250
Rateable Value from 1st April 2023	£25,250
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 agents:-

Jack Pearman  
01892 707511  
07483 361559

[jpearman@cradick.co.uk](mailto:jpearman@cradick.co.uk)

Alex Standen  
01892 707577  
07770 935263

[astanden@cradick.co.uk](mailto:astanden@cradick.co.uk)



**Jenkins Law**  
Commercial Property Solutions

Danny Elliot  
020 7440 1840  
07741 651246

[danny@jenkinslaw.co.uk](mailto:danny@jenkinslaw.co.uk)

Subject to Contract and VAT (if applicable)

[www.cradick.co.uk](http://www.cradick.co.uk)

Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001

