



Freehold Investment Let to Opticians
Ground, First and Second Floors



PROPERTY HIGHLIGHTS

- Double fronted freehold premises over three floors
- Entirely let to The Eye Academy (Richmond) Limited until August 2028
- Future development potential of upper parts
- Rental income of £44,500 per annum
- Offers in the region of £585,000

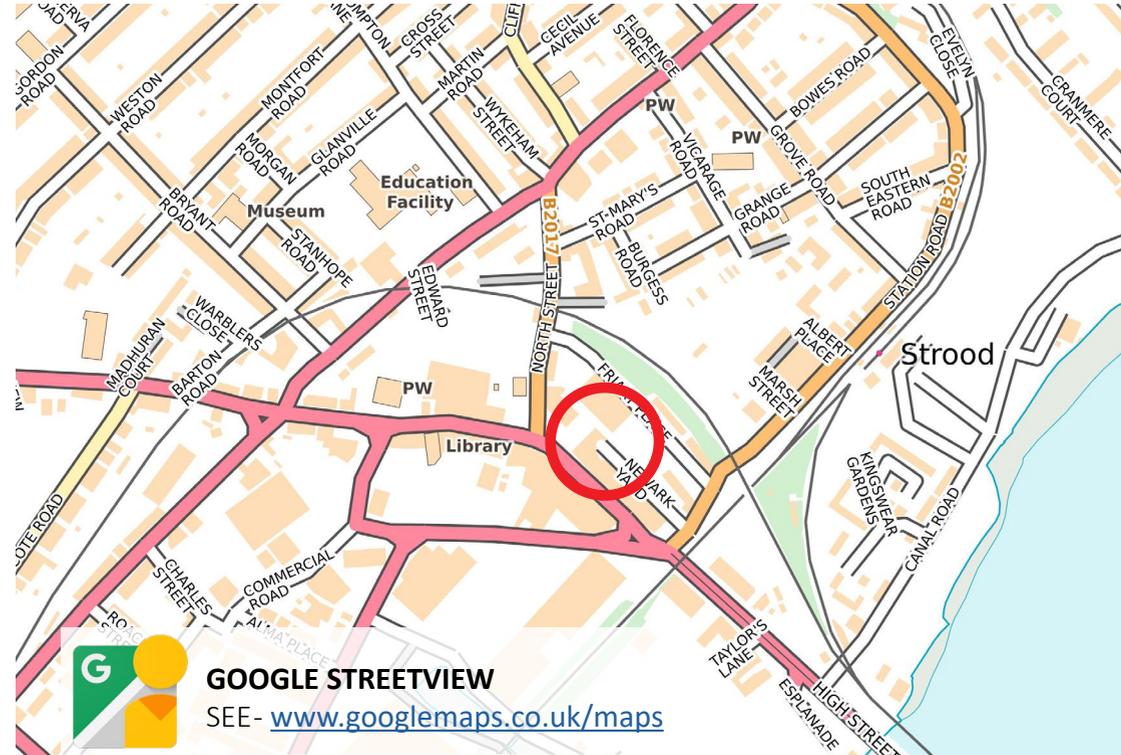
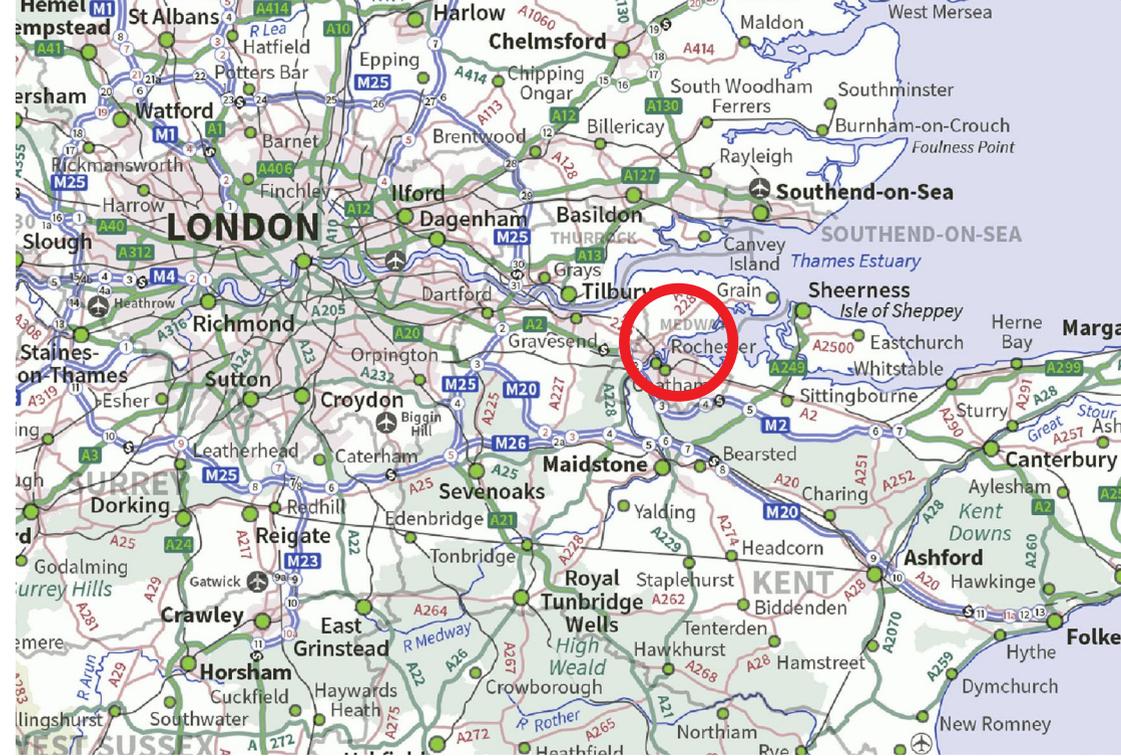
LOCATION

Strood is a market town north of the River Medway, to the west of Chatham and Rochester. It is located approximately 30 miles from Central London and approximately 13 miles from the Dartford Crossing.

The subject property occupies a prominent position on the high street. It is located a short walk away from Rochester High Street, a two minute walk from Strood train station, the town's main car parks and the retail park.

The town is well served by road and rail with convenient access to the motorway network, with a direct train line into London Bridge and a fast train into London St Pancras.

Nearby multi-national occupiers include **Aldi**, **Asda**, **Boots**, **Barclays Bank**, **Sports Direct**, **Iceland**, **Specsavers** and **Natwest** amongst others.



DESCRIPTION

The property is formed from two units which have been amalgamated to offer nearly 2,500 sq ft (GIA) sq ft at ground floor. The first floor is currently in partial use as ancillary office space and storage, and the third floor is not currently in use. Other buildings in the area have been divided and the upper floors converted to other uses such as residential. The subject property benefits from rear access and may suit such development in the future.

ACCOMMODATION

The property is arranged over the ground, first and second floors, with the following approximate following areas:-

Ground Floor NIA	196.95 sq m	2,120 sq ft
First Floor GIA	225.84 sq m	2,431 sq ft
Second Floor GIA	22.94 sq m	247 sq ft
Total	445.73 sq m	4,798 sq ft

The property benefits from rear servicing.

EPC

The property is currently rated within band D. A copy of the EPC is available upon request.

RATING ASSESSMENT

The property is currently rated within band D. A copy of the EPC is available upon request.

Current Rateable Value	£31,250
Rate in the £ (2024/25)	49.9p

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

COVENANT INFORMATION

The Eye Academy (Richmond) Limited (04317626)

The Eye Academy (Richmond) Limited was established in 2001 and now trade from 6 locations in the UK including, Cobham, Windsor, Kensington, Banbury and Ferndown.

TENURE

Freehold.

VAT

The property is not currently elected for VAT.

PROPOSAL

Offers are sought in the region of **£585,000 (five hundred and eighty five thousand pounds)**, subject to contract, reflecting a net initial yield of 7.2%, after allowing for standard purchaser's costs at 5.8%.

FURTHER INFORMATION

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

Alex Standen
01892 707577
07770 935263

astanden@cradick.co.uk

Jack Pearman
01892 707511
07483 361559

jpearman@cradick.co.uk



www.cradick.co.uk



Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.

