



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

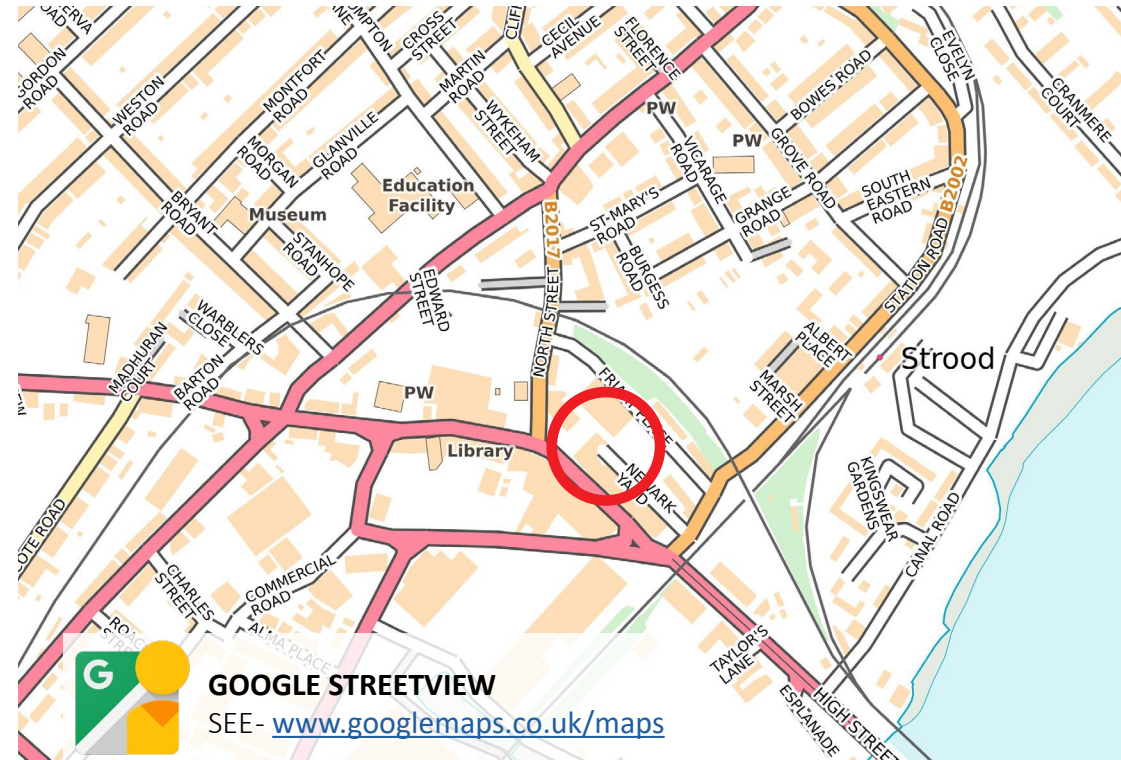
LOCATION

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:-

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