



Commercial Property
High Street, Sittingbourne, Kent, ME9 7JR

£36,000
EPC Rating:

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£36,000

Description

Building with Planning for Fish & Chip Shop and large Flat Above to Rent -

This detached building is situated in Newington within the Conservation Area on the busy A2 between Rainham and Sittingbourne which benefits from good passing traffic with Newington Station close by in Station Road. Newington is expanding with select new housing developments being built on the edge of the village and therefore this property could benefit the growing community. Nearby traders include Nisa supermarket, a NHS surgery, Accountants, Estate Agents, Barbers, a Pub, and a couple of takeaway restaurants. There is also a pharmacy with a Post Office.

The property benefits from planning permission for a fish and chip shop with dining facilities as well as a large 3 bedroom flat above and parking. This is an opportunity for someone to make their own mark here and would work well for either a small chain or an independent fish and chip business.

This building is currently laid out as an office, (its last use) and prior to that it was actually a pub! The ground floor comprises open plan offices, with front and side entrances, kitchen and WC's to the rear. There is also access to a cellar. On the first floor, is a self contained, good sized 3 bedroom flat which is perfect for a tenant looking to live above the business. The building also benefits from plenty of parking spaces at the rear.

This property would suit either an office user looking for premises within Newington or alternatively a food operator looking to open a fish and chip shop. Copies of the plans and the permission documents are available online or from us. The property has been left 'as it is' to give an ingoing tenant the opportunity to fit out the unit to their exact needs and specifications.

Ground Floor Approximately 93.66 sqm.(1,008 sq.ft.) plus WC's.

Basement Not measured.

First Floor 3 bedroom flat with lounge, kitchen and bathroom.

Parking to the rear.

Rent: £36,000 per annum exclusive of rates and service charge which includes the benefit of the 3 bedroom flat.

Rates: Rateable Value is £11,750. Please contact Swale Borough Council for the rates payable for this property.

Legal Costs: Each party to bear their own legal costs.

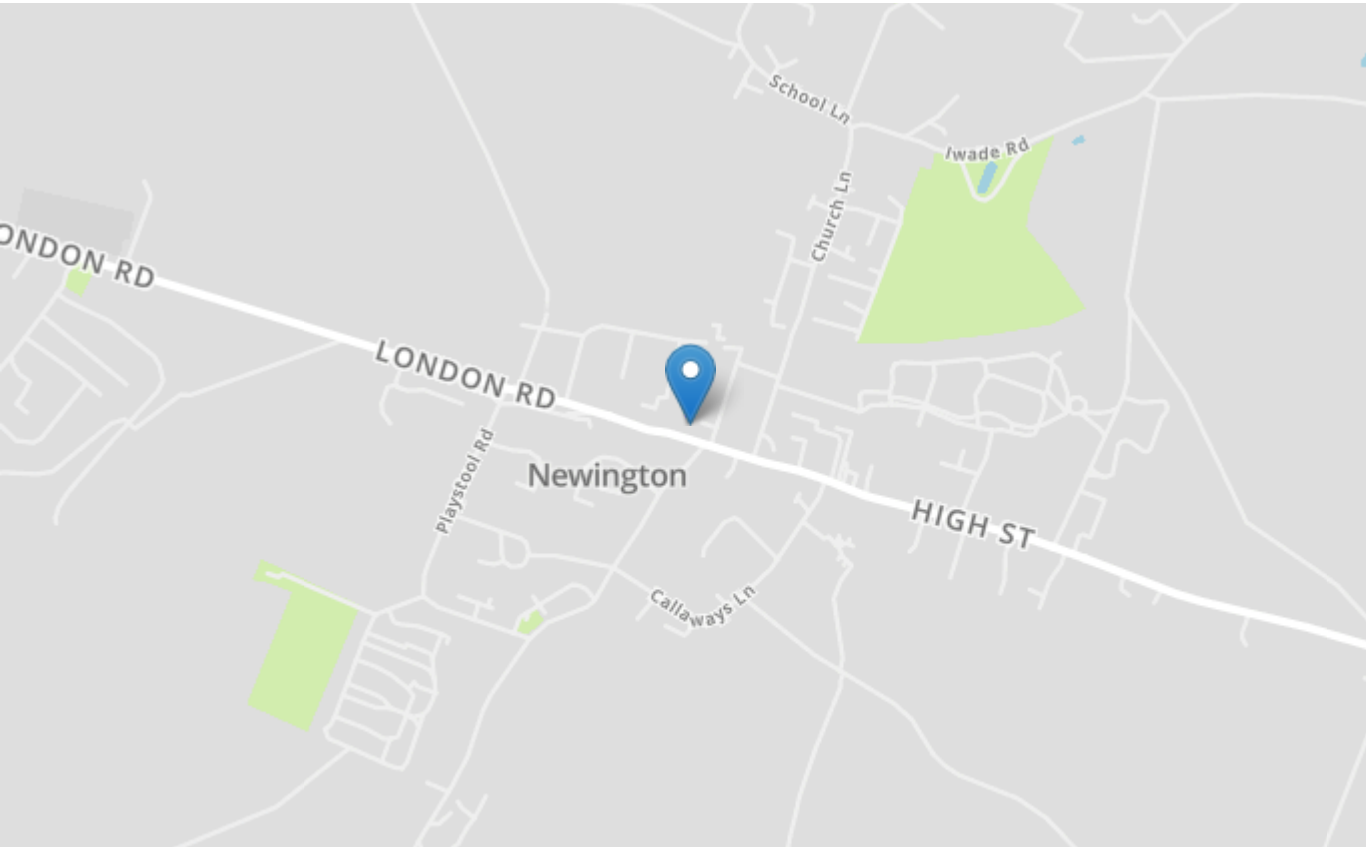
Key Features

- Prominent Position on the A2
- Car parking to the rear
- Planning permission for Fish & Chip Shop/Restaurant
- 3 bedroom flat included above



Property Location

High Street, Sittingbourne, Kent, ME9 7JR



Tenure	Leasehold
Lease Term	
Ground Rent	
Service Charge	
Local Authority	
Council Tax	

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Agent Notes

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