



**GREYFOX**  
SALES & LETTINGS



Shop

High Street, Chatham, Kent, ME4 4BQ

£20,500

EPC Rating:

# High Street, Chatham, Kent, ME4 4BQ

£20,500

## Description

Vacant Shop in Prime High Street Location with 2 Car Parking Spaces.

This shop is situated in a prime position in the High Street with many multiples close by including TSB, Corals, HSBC and Mcdonalds.

Currently laid out as retail area to the front and open plan stock room behind. This could be opened up to create a larger shop. There is also further open plan ancillary space with kitchen and WC. To the rear benefits from 2 car parking spaces.

This unit would suit various small retail businesses.

Ground floor retail	386 sq.ft. (35.95 sqm.)
Stock Room	145 sq.ft. (13.53 sqm.)
Ancillary	143 sq.ft. (13.30 sqm.)

Kitchen

WC

Garden

2 Car Parking Spaces

Total Approx Area	674 sq.ft. (62.78 sqm.)
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Lease: We are offering the remaining term of the lease which expires in February 2030 at a rental of £20,500 plus VAT per annum exclusive or a new lease could be offered at terms to be agreed.

Rent: £20,500 plus VAT per annum exclusive

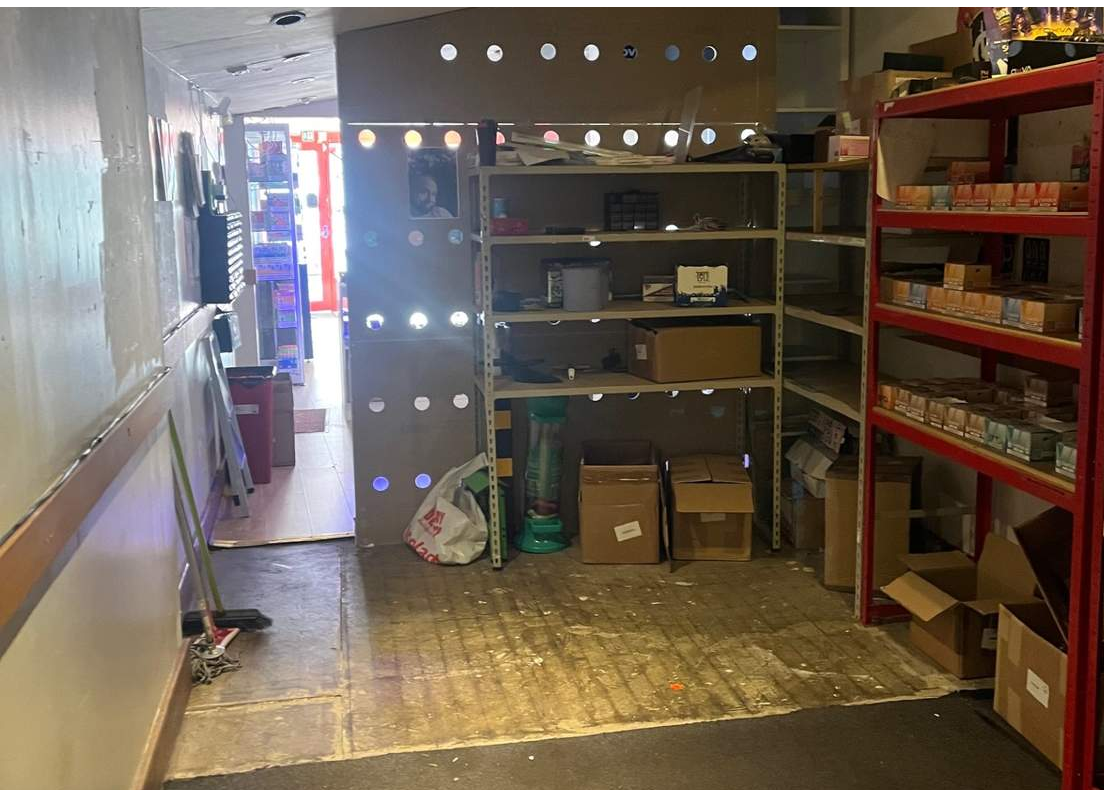
Legal Costs: Each party to bear their own legal costs.

Rates: RV £9,200. This is not the rates payable, speak to Medway Council regarding Small Business Rate Relief.

## Key Features

- Prime Town Centre Location
- 2 Car Parking Spaces
- Would suit various retail businesses

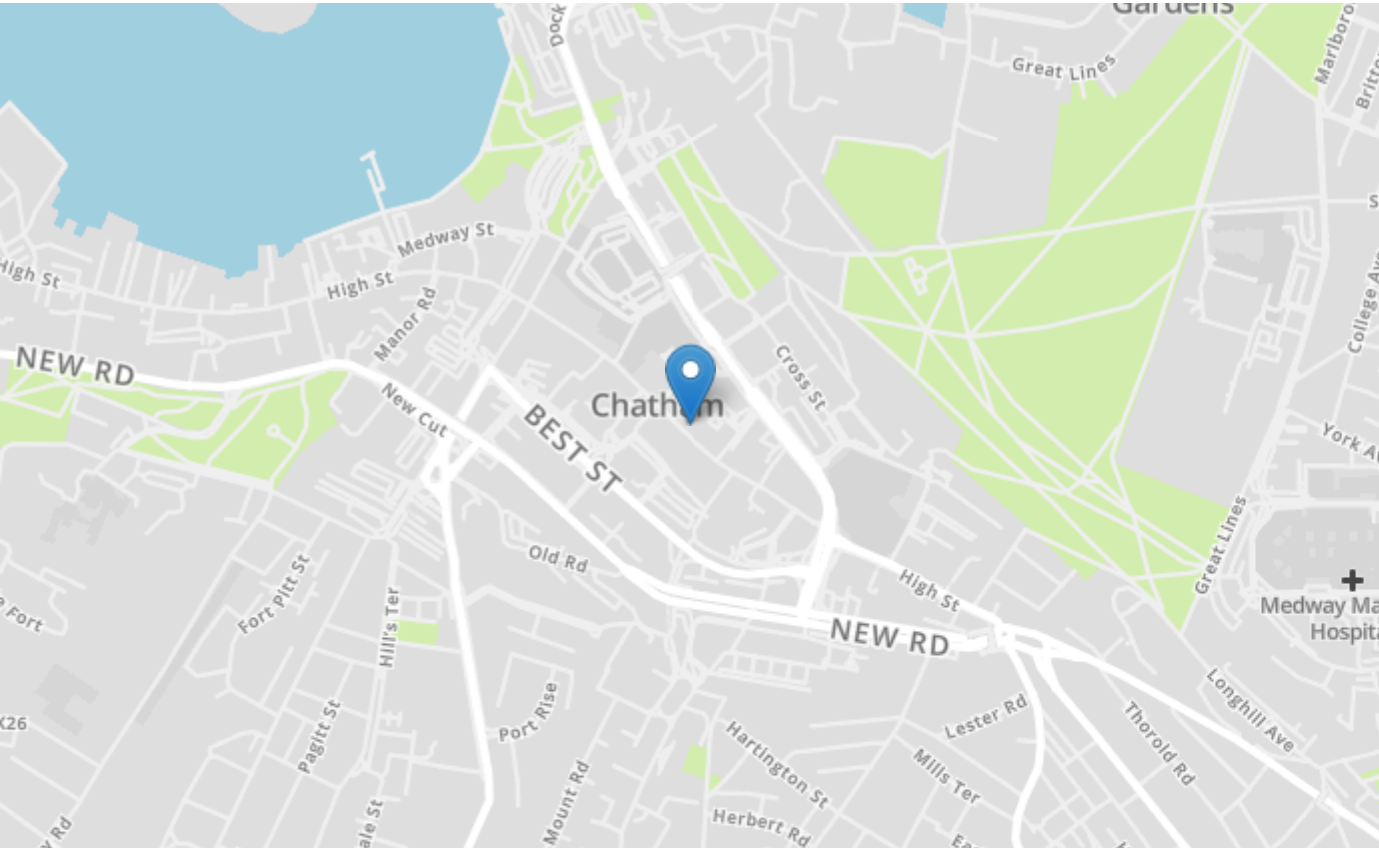






Property Location

High Street, Chatham, Kent, ME4 4BQ



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

Greyfox Walderslade

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Agent Notes  
These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.