



Commercial Property

Watling Street, Gillingham, Kent, ME7 2YY

£175,000

EPC Rating:

## Watling Street, Gillingham, Kent, ME7 2YY

£175,000

### Description

Located in a central parade on Watling Street with rear access via a service road off Derby Road. This commercial freehold building comprises a dance school situated on the ground and first floors of this building with a courtyard and converted garage to the rear. The building has been a dance school for a number of years with the current lease expiring in February 2027. This gives an investor the opportunity of an uplift in rent with a renewal of their lease or conversion into a commercial/residential mix (Subject to Planning)

The converted garage to the rear, is set up as an office with an additional room. This is vacant and could easily be let out as it has previously been used as a therapist/counselling room. There are front and rear entrances with private parking in the Courtyard at the rear. The current tenants pay £10,000 per annum with the garage being vacant.

Accommodation:

Ground floor - Dance Studio, Office, Changing Room and WCs.

First Floor - Dance Studio, Office, Kitchen and WCs.

Converted Garage - Two Rooms

Total Approximate Areas - 1577 sq.ft. (146.5 sqm.)

Price: £175,000 for the freehold interest, subject to the benefit of the current lease and vacant converted garage.

Rates: The Rateable Value from April 2026 will be £11,500. This is not the rates payable and therefore any interested applicant should contact Medway Council with respect to the rates payable and the Small Business Rate Relief.

Energy Performance Certificate: E Rating.

Legal Costs: Each party to be responsible for their own legal costs.

### Key Features

- Investment opportunity - Lease Expires February 2027
- Separate Office Building currently Vacant
- Would suit conversion into a commercial/residential mix - STP
- Private Parking in the Courtyard

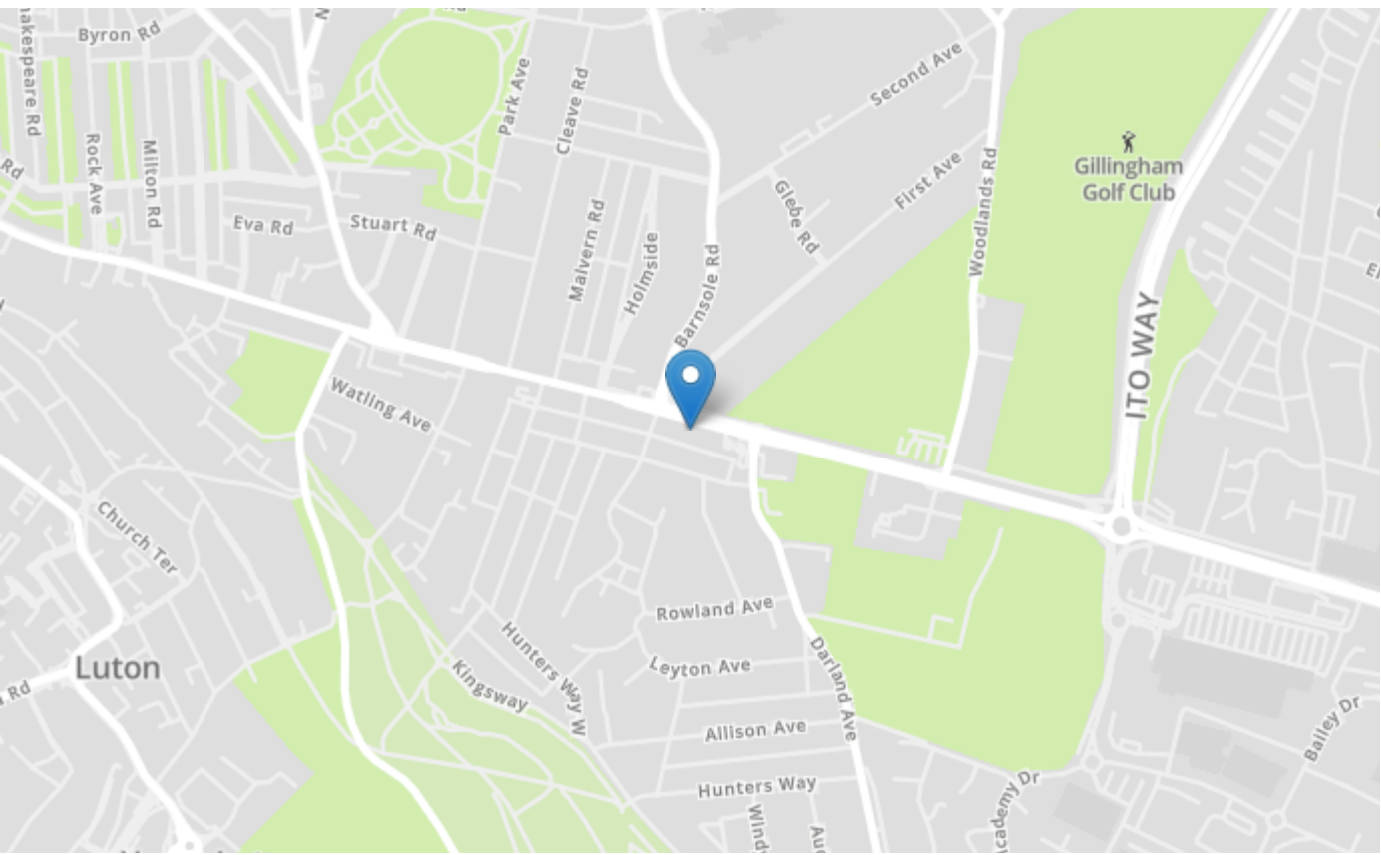






### Property Location

Watling Street, Gillingham, Kent, ME7 2YY



### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

119 This is how energy efficient the building is

Tenure

Lease Term

Ground Rent

Service Charge

Local Authority

Council Tax

### Greyfox Walderslade

Unit 2, Thetford House  
Walderslade Village Centre  
Walderslade Road  
Chatham  
Kent  
ME5 9LR  
Tel: 01634 672227 Email:  
walderslade@greyfox.co.uk

### Greyfox Rainham

67C High Street  
Rainham  
Kent  
ME8 7HS  
Tel: 01634 377737 Email:  
rainham@greyfox.co.uk

### Agent Notes

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