



Retail Property (High Street)

High Street, Gillingham, Kent, ME7 1AG

£16,000

EPC Rating:

High Street, Gillingham, Kent, ME7 1AG

£16,000

### Description

This landmark building situated in a prime position in Gillingham High Street, has for many years been a local bank. Now, the building is being repurposed and will comprise of 2 shops and residential accommodation above.

We are offering the two self contained shops on the ground floor, which could be let, together or individually. Each unit is approximately 540 sq.ft. plus. Whilst this is in the early stages, the landlords could incorporate any needs that an ingoing tenant may require in respect of fitting out works.

Unit 1 - 53.55m      Unit 2 - 61.85m

Basement storage could also be available by negotiation.

Rents: We are asking £12,000 for Unit 1 and £16,000 for Unit 2

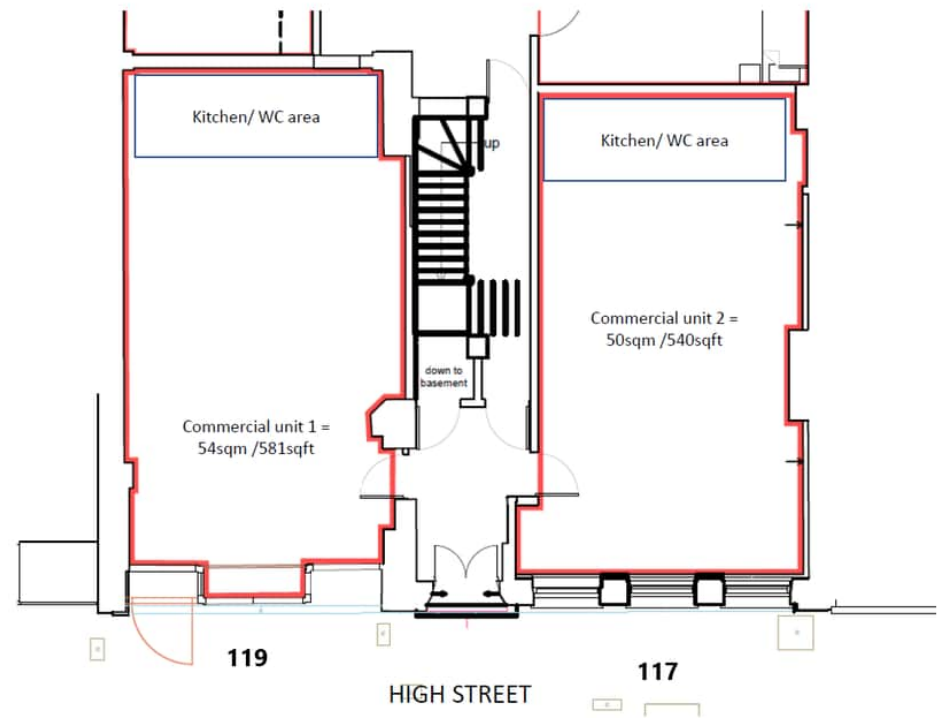
Lease: Available on a new FRI lease for terms to be agreed.

Legal Costs: Each party to bear their own legal costs. Should the prospective tenant withdraw from the transaction, they will be responsible for the landlords abortive legal costs.

Business Rates: Interested parties should enquire to Medway Council Business Rates Department for the current rateable value and rates payable.

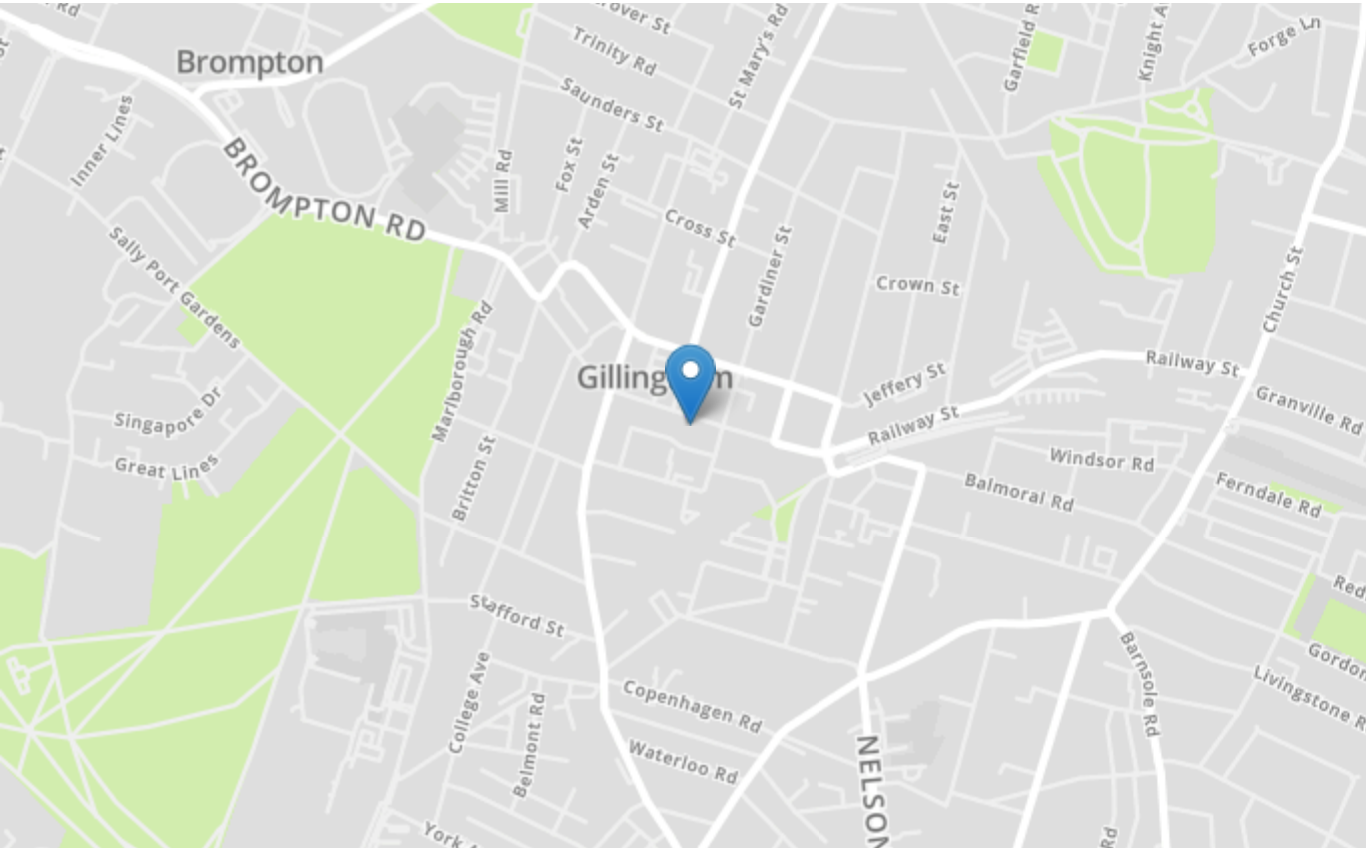
### Key Features

- High Street Location
- Suspended Ceilings
- Two Retail units available
- These will be newly refurbished



## Property Location

High Street, Gillingham, Kent, ME7 1AG



**Tenure**

Leasehold

**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

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>.